



DEPARTMENT OF THE NAVY
SOUTHWEST DIVISION
NAVAL FACILITIES ENGINEERING COMMAND
1220 PACIFIC HIGHWAY
SAN DIEGO, CA 92132-5190

5090
Ser 06CM.JD/0246
December 10, 2002

Ms. Jennifer Rich
California Department of Toxic Substances Control
Office of Military Facilities
5796 Corporate Avenue
Cypress, CA 90630

Ms. Patricia Hannon
California Regional Water Quality Control Board
California Tower
3737 Main Street, Suite 500
Riverside, CA 92501-3339

Mr. James Ricks
U.S. Environmental Protection Agency
Superfund (SFD 8-1)
Region IX
75 Hawthorne Street
San Francisco, CA 94105-3901

Dear Fellow BRAC Cleanup Team (BCT) Members:

Enclosure (1) is forwarded for your records. You provided comments on the draft and draft final versions of this document, and our responses to your comments are included.

In accordance with Section 10 of the Federal Facility Site Remediation Agreement, please forward your concurrence to me **no later than January 11, 2003**.

If you have any questions about this document, please contact Ms. DeAnna Dunbar at (619) 532-0794, or me at (619) 532-0975.

Sincerely,

JERRY DUNAWAY
BRAC Environmental Coordinator
By direction of the Commander

Enclosure: 1. Final Community Relations Plan, Marine Corps Air Station Tustin, California

Copy to: Mr. Dana Ogdon
City of Tustin
300 Centennial Way
Tustin, CA 92680

Michael Fernandez
Technical Outreach Services for Communities
210 Strand Agriculture Hall
Oregon State University
Corvallis, OR 97331-2208

RESPONSE TO COMMENTS
DRAFT UPDATED COMMUNITY RELATIONS PLAN
MCAS TUSTIN, CALIFORNIA

<p>Originator: Ram Peddada, Remedial Project Manager California Department of Toxic Substances Control</p> <p>To: Jerry Dunaway, BRAC Environmental Coordinator MCAS Tustin</p> <p>Date: November 12, 2002</p>	<p style="text-align: center;">CLEAN 3 Program Contract No. N68-711-95-D-7526 CTO-0038 File Code: 0232</p>
<p><u>SPECIFIC COMMENTS</u></p> <p>1. <u>Page 5-2, last paragraph:</u> Change Figure 5-2 to Figure 5-1.</p> <p>2. <u>Page 5-3, Legend:</u> "Portion of parcel 24 Subject to this FOST" change to Portion of Parcel 24 Subject to FOST 4."</p> <p>3. <u>Page 5-5:</u> Delete Figure 5-2.</p>	<p><u>RESPONSES TO SPECIFIC COMMENTS</u></p> <p>RESPONSE 1: Please refer to Response 3 below</p> <p>RESPONSE 2: The suggested change has been made.</p>
	<p>RESPONSE 3: Although these two figures are very similar, one (Figure 5-1) covers the various FOST parcels and FOSL carve-out areas, while the other (Figure 5-2) covers the property to be transferred under the EDC MOA with the City of Tustin, and the agreed dates for those property transfers. Therefore both maps should be included in the CRP. The legend on Figure 5-2 has been changed to indicate that the unshaded areas are not part of the EDC MOA.</p>

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<p>2. Appendix G: The DTSC Mandatory Mailing list is outdated. Please replace it with our most recent version with I've attached.</p>	<p>RESPONSE 2: CRP staff had a subsequent discussion with Ms. Foreman to clarify some of the changes to the DTSC Mandatory Mailing List. Based on the attached version and the subsequent discussion, the DTSC Mandatory Mailing List has been updated.</p>

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<p>3. On Page 3-1 the CRP states the objective of "establishing a variety of opportunities for all interested parties to participate in the Navy decision-making process regarding how the base will be cleaned up." Are there examples of such opportunities that DON can provide?</p>	<p>RESPONSE 3: The main source of opportunity for interested parties to participate in the Navy decision-making process are the RAB meetings, which are advertised to the general public by a public notice run in the <i>Los Angeles Times Orange County Edition</i> and the <i>Orange County Register</i>. In addition, the following activities have taken place, or have been discussed as a future activity to ensure that interested parties are provided with an opportunity to participate in the decision-making process:</p> <ul style="list-style-type: none"> • A proposed plan (fact sheet format) is issued once remedies for a site have been evaluated. Public comments on the proposed plan are solicited and a public meeting is held to provide information on the specific sites and selected remedies covered in the proposed plan. Input from the public is considered and included in the Responsiveness Summary portion of the Record of Decision (ROD), the document that selects the final cleanup remedy. RODs follow the proposed plan, public meeting and comment phase. The public can submit comments at the public meeting, or by e-mail, fax, standard or overnight mail.

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<p>4. How often has targeted outreach (page 3-9) been done? What are some examples of these projects?</p>	<p>RESPONSE 4: Targeted outreach, as explained on page 3-9, occurs when significant or potentially controversial activities or decisions are announced.</p> <ul style="list-style-type: none"> • A fairly recent example of targeted outreach took place in 2001 in the form of a public notice and public meeting covering the Time-Critical Removal Action (TCRA) at OU-1A and the Petroleum Corrective Action (PCA) at former UST Site 222 currently underway. • In 2002, a public meeting was held for the Proposed Plan for OU-1B. In addition, a station tour took place in May 2002. <p>Due to the lack of controversial issues at MCAS Tustin, there has been no need for door-to-door targeted outreach in recent years.</p>

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<p>5. How often have the "other meetings" referred to on Page 3-10 been requested? How was attendance at these meetings?</p>	<p>RESPONSE 5: In 2001, a public meeting to address interest in the TCRA at OU-1A and the PCA at former UST Site 222 was held to provide information on these activities and solicit public comments on the proposed actions. In 2002, subcommittee meetings have been held, when requested, to review the Radiological Survey Work Plan, the Finding of Suitability to Transfer documents, and the Updated Community Relations Plan. The Navy arranged for a representative from the Radiological Affairs Support Office (RASO) to provide both a RAB presentation and a subcommittee meeting presentation regarding the Radiological Survey Work Plan. The RASO representative also brought equipment to the subcommittee meeting and took background readings in the meeting room to demonstrate to the MCAS Tustin RAB members how surveys are conducted to provide a better understanding of radiological issues.</p> <p>In response to RAB member requests, the Navy has arranged for a site tour approximately once a year, usually during a time of significant activity at the station. During 2002, the RAB was provided with a station tour to view the TCRA and PCA treatment systems in action.</p>
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<p>Originator: Dana Ogdon City of Tustin</p> <p>To: Jerry Dunaway, BRAC Environmental Coordinator MCAS Tustin</p> <p>Date: November 5, 2002</p>	<p>CLEAN 3 Program Contract No. N68-711-95-D-7526 CTO-0038 File Code: 0232</p>
<p><u>SPECIFIC COMMENTS</u></p> <p>1. Page 1-5, Figure 1-2, please correct the location map to correctly spell Millikan Avenue (at the southerly edge of the base, in Irvine). Please add "Edinger Avenue" at the northerly edge of the base, in Tustin. And, please modify the City Boundaries line to be broken, as indicated in the legend.</p> <p>2. Page 3-1, Section 3 – the section refers to CERCLA public participation activities yet does not discuss compliance with the NCP. Please provide.</p> <p>3. Appendix A, page A-2 – at the top of the page, there is reference to pollutants and contaminants in the context of CERCLA. Please correct this error since CERCLA does not extend beyond hazardous substances. In addition, please correct the erroneous statement that Congress has created a trust fund to pay for Department of Defense responses to hazardous waste sites.</p>	<p><u>RESPONSES TO SPECIFIC COMMENTS</u></p> <p>RESPONSE 1: The suggested changes have been made.</p> <p>RESPONSE 2: Compliance with the NCP is covered in Appendix A, Regulatory Background and Requirements, Pages A-2 and A-3.</p> <p>RESPONSE 3: The text citing "pollutants, or contaminants" is a specific reference to NCP guidelines, not CERCLA, so the "pollutants, or contaminants" text has been removed.</p> <p>The statement "Congress set up a special trust fund outside of CERCLA to pay the cost of Department of Defense responses to hazardous waste sites" has been corrected. The reference to "special trust fund" has been changed to "special funding" in reference to BRAC program funding. Text specific to BRAC funding has also been revised on page A-2 as follows: "In 1991, MCAS Tustin was included on the Base Realignment and Closure (BRAC) list. Inclusion on this list made MCAS Tustin eligible for funding for environmental restoration of closing bases under the BRAC program."</p>

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Southwest Division
Naval Facilities Engineering Command
Contracts Department
1220 Pacific Highway
San Diego, California 92132-5190

Contract No N68711-95-D-7526

**COMPREHENSIVE LONG-TERM ENVIRONMENTAL
ACTION NAVY
CLEAN 3**

**FINAL
UPDATED COMMUNITY RELATIONS PLAN
FORMER MARINE CORPS AIR STATION
TUSTIN, CALIFORNIA**

**CTO-0038/0091
December 2002**

Prepared by:

BECHTEL ENVIRONMENTAL, INC.
1230 Columbia Street, Suite 400
San Diego, California 92101-8502



Signature: _____
Jane Wilzbach, CTO Leader

Date: _____

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ACRONYMS/ABBREVIATIONS

AOC	area of concern
BCI	BRAC Cleanup Team
BEC	BRAC Environmental Coordinator
BRAC	Base Realignment and Closure
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
DoD	(United States) Department of Defense
DON	(United States) Department of the Navy
DTSC	(California Environmental Protection Agency) Department of Toxic Substances Control
EDC	Economic Development Conveyance
EE/CA	engineering evaluation/cost analysis
FFS	focused feasibility study
FOSL	finding of suitability to lease
FOST	finding of suitability to transfer
IRP	Installation Restoration Program
LIFOC	Lease in Furtherance of Conveyance
LRA	Local Redevelopment Authority
MCAS	Marine Corps Air Station
MOA	memorandum of agreement
MTBE	methyl tert-butyl ether
NFA	no further action
OMP	operations and maintenance plan
OU	operable unit
O/W	oil/water
PCAP	Petroleum Corrective Action Program
RAB	Restoration Advisory Board
RAP	remedial action plan
ROD	record of decision
RP	reuse plan
RWQCB	(California) Regional Water Quality Control Board

Acronyms/Abbreviations

SP	specific plan
TCE	trichloroethene
TCP	trichloropropane
TCRA	time-critical removal action
UCI	University of California, Irvine
U.S. EPA	United States Environmental Protection Agency
UST	underground storage tank
VOC	volatile organic compound

Section 1
INTRODUCTION

This Community Relations Plan describes a comprehensive Community Relations Program being conducted in conjunction with the Installation Restoration Program (IRP) investigation and environmental cleanup activities at the Former Marine Corps Air Station (MCAS) Tustin. The IRP is a Department of Defense (DoD) program for the identification, investigation, and cleanup of hazardous waste contamination that resulted from past activities on military bases. The purpose of the Community Relations Plan is twofold: to identify concerns the community may have regarding cleanup efforts and to determine the best methods for conducting and enhancing communication between the Navy and the local community. This document updates the initial Community Relations Plan developed in 1990 and revised in 1993 and 1996 (BNI 1996). The update provides an overview of the issues that currently affect the local community and describes how the Navy is working with the public to provide a communication channel to address these issues.

The Department of the Navy (DON) is the lead federal agency responsible for implementing the Community Relations Program detailed in this plan. The DON is assisted in this effort by the California Environmental Protection Agency Department of Toxic Substances Control (DTSC), the lead regulatory agency responsible for overseeing the investigation and cleanup; the California Regional Water Quality Control Board (RWQCB); and the United States Environmental Protection Agency (U.S. EPA). The Community Relations Plan was developed in accordance with federal requirements outlined in the National Oil and Hazardous Substances Pollution Contingency Plan (1990), the California Health and Safety Code, the U.S. EPA's Superfund Community Relations Handbook (U.S. EPA 2002), and the DTSC Public Participation and Procedures Manual (DTSC 2001). Appendix A details the regulatory background and requirements.

For more information regarding this document, the IRP, and the MCAS Tustin Community Relations Program, contact the following individuals or those listed in Appendix B.

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1.1 MARINE CORPS AIR STATION TUSTIN BACKGROUND

MCAS Tustin is located in central Orange County, California, approximately 40 miles southeast of downtown Los Angeles (Figure 1-1). The station is bordered by the cities of Tustin, Santa Ana, and Irvine (Figure 1-2) and encompasses approximately 1,595 acres. Residential, commercial, and light manufacturing areas currently surround the station.

MCAS Tustin was initially established as a Navy lighter-than-air facility and commissioned in the fall of 1942. The station was used to support observation blimps and personnel necessary to conduct antisubmarine patrols off the southern California coast during World War II, until it was decommissioned in 1949. In 1951, the station was reactivated to support the Korean Conflict. As the country's first air station developed solely for helicopter operations, MCAS Tustin was a major center for Marine Corps helicopter aviation on the Pacific Coast. The station facilities developed to support this mission included helicopter landing pads, aircraft maintenance facilities, training facilities, housing, and other support facilities.

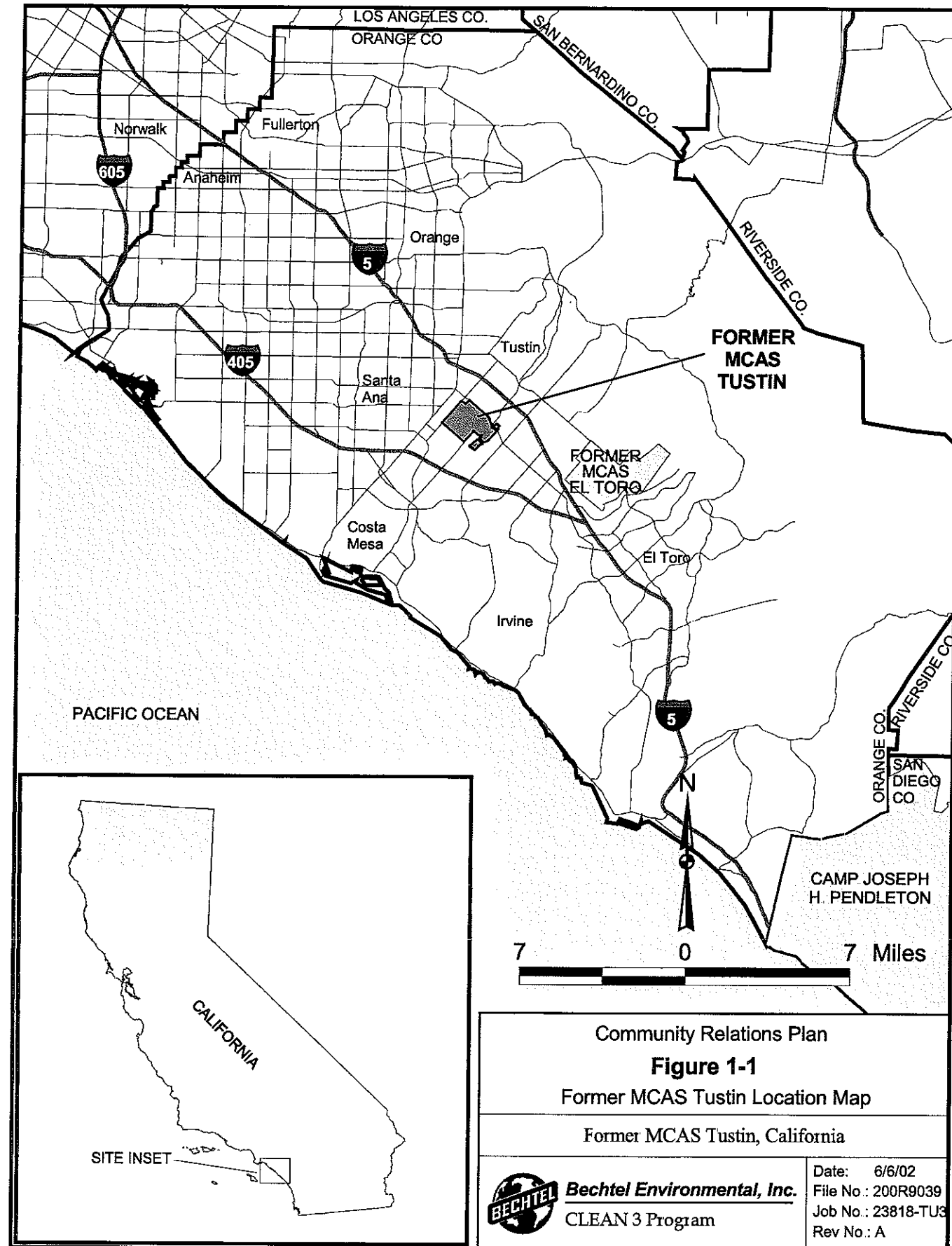
In 1991, MCAS Tustin was included on the Base Realignment and Closure (BRAC) list. To facilitate the closure process, the Navy organized a BRAC Cleanup Team (BCT) in 1993. The BCT is composed of the Navy and the state and federal regulatory agencies that provide oversight for the environmental investigation and cleanup activities at MCAS Tustin. In July 1999, the Marine Corps completed the operational closure of MCAS Tustin.

The DoD recognizes the city of Tustin as the Local Redevelopment Authority (LRA) for the station. In 1996, Tustin directed the preparation of a Specific Plan (SP)/Reuse Plan (RP) that was approved by the United States Department of Housing and Urban Development on 24 March 1998. In September 1998, Tustin prepared an erratum updating the 1996 SP/RP (The Planning Center 1998). The LRA Reuse Plan for the station combines residential, commercial, and public reuse projects. In May 2002, the Navy and the city of Tustin entered into an Economic Development Conveyance (EDC) Memorandum of Agreement (MOA), and most of the property contained within the boundaries of MCAS Tustin was transferred to the city of Tustin. The EDC MOA is described further in Section 5.

MCAS Tustin has been the subject of several environmental investigations and remedial actions since 1980. Section 4 contains detailed information about the investigations and the remedial actions being conducted.

1.2 DESCRIPTION OF LOCAL COMMUNITIES

MCAS Tustin shares borders with the cities of Tustin, Irvine, and Santa Ana. Each city's unique character and demographics are described in the following sections.



1.2.1 Tustin

Those who know the area well sometimes refer to Tustin as the City of Trees. The orchards that were originally a large part of the city's agricultural landscape are now gone, but trees are still in abundance throughout the city. Within the past 20 years, Tustin has changed from a farming community to what is now largely a residential and light manufacturing neighborhood. Availability of single-family housing, development of new parks and schools, as well as its central location contributed to Tustin's growth during the active years for MCAS Tustin and after station closure. Known for its small-town charm, Tustin's agricultural heritage is still a strong part of the community's cultural identity, as reflected in the popular annual Tustin Tiller Days festival.

According to the Tustin Chamber of Commerce, chief nonmanufacturing employers include the Tustin Unified School District, an automobile mall, medical equipment and semiconductor distributors, and numerous retailers, including many national chains. The industries include manufacturers of office furniture, integrated circuits, and a variety of electronics equipment. According to the city of Tustin, the population is approximately 69,200 (as of 2000) with 44.8 percent Caucasian, 34.2 percent Hispanic, 15.1 percent Asian, 2.6 percent African-American, and 3.2 percent other (city of Tustin 2000). Spanish is a secondary language spoken in many city of Tustin households.

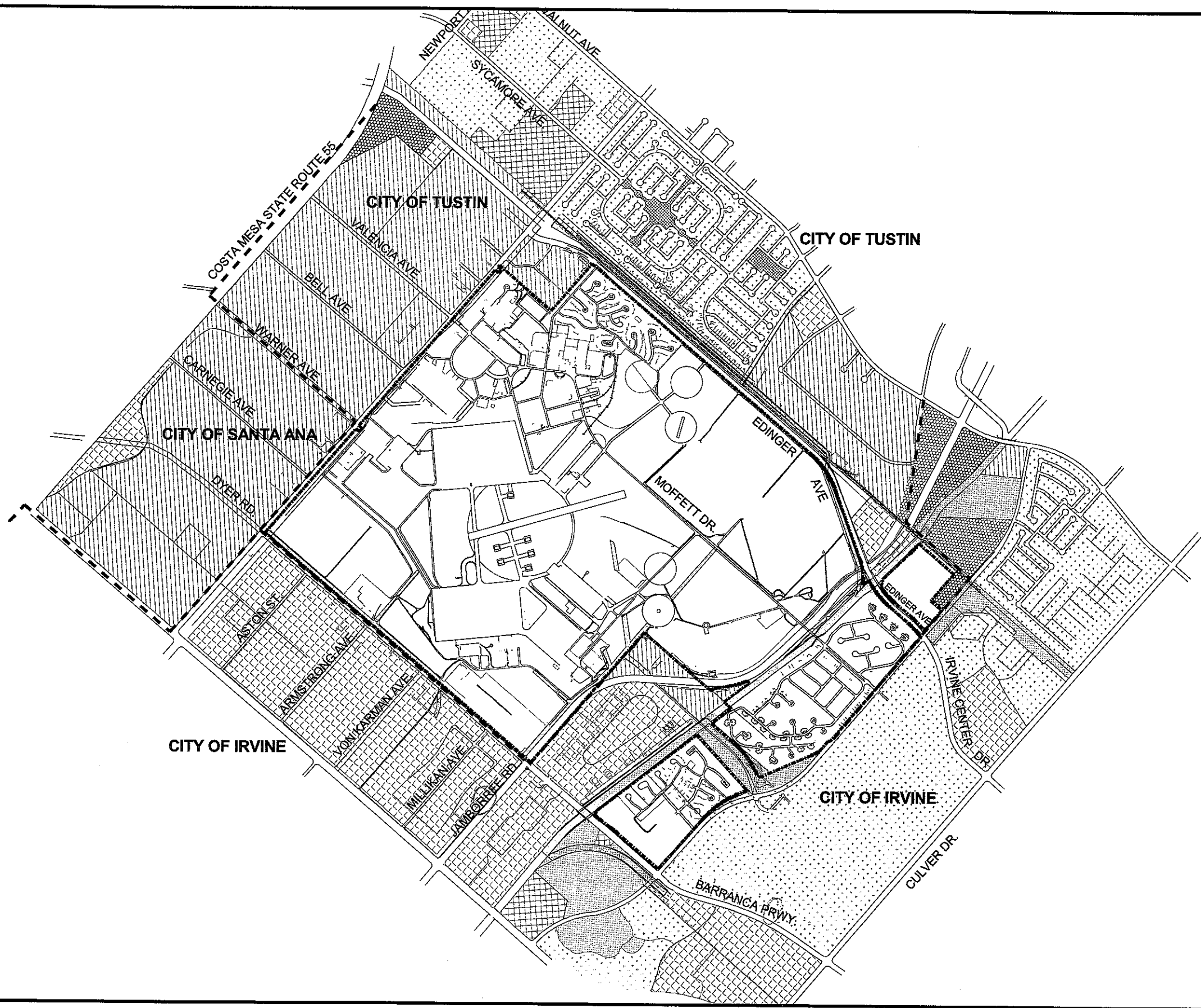
1.2.2 Irvine

The city of Irvine was formerly an agricultural area known as Irvine Ranch and was originally a large Spanish land grant. Incorporated in 1971, Irvine is the nation's largest master-planned community, with residential areas, commercial retail centers, two industrial complexes, a 1,500-acre University of California campus, and civic, recreational, and other support facilities.

The population of Irvine as of 2001 is approximately 148,000. The ethnic breakdown of the city is 57 percent Caucasian, 29.8 percent Asian, 7.4 percent Hispanic, 1.4 percent African-American, and 4.4 percent other (City of Irvine 2001). In Irvine, with its diverse population, the secondary languages spoken in many households include Chinese, Korean, and Farsi. In the Federal Bureau of Investigation's 1999 Crime in the United States profile, Irvine earned an A+ for its child-friendly environment with low crime rates and low unemployment.

1.2.3 Santa Ana

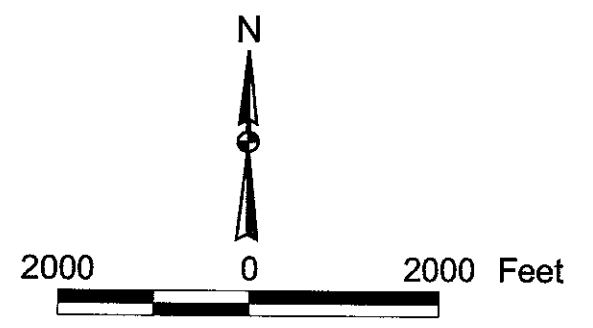
One of the oldest cities in southern California, Santa Ana was founded in 1886 and became the county seat in 1889. Many federal, state, county, and city offices are located in Santa Ana; consequently, these entities constitute a large employment base for the city. Some of the city's original buildings have been preserved and because of their distinctive architecture have been registered as a national historic district.



LEGEND

- GOVERNMENT PROPERTY LINE
- CITY BOUNDARIES
- EXISTING ROAD OR PAVED AREA
- RAILROAD
- DRAINAGE DITCH
- RESIDENTIAL
- BUSINESS AND COMMERCIAL
- RECREATION
- INDUSTRIAL
- PUBLIC AND INSTITUTIONAL
- VACANT/AGRICULTURAL

NOTE:
BASE MAP BASED ON AERIAL SURVEY CONDUCTED
BY AIRBORNE SYSTEMS, INC. ON 21 OCTOBER, 1990
REVISED BY BECHTEL IN NOVEMBER 1997



Community Relations Plan	
Figure 1-2	
Detailed Off-Station Location Map	
Former MCAS Tustin, California	
Bechtel Environmental, Inc. CLEAN 3 Program	Date: 11/16/02 File No : TU3R9921 Job No : 23818-TU3 Rev No : B

Section 1 Introduction

With a population of approximately 325,000 (as of 2000), Santa Ana gains much of its cultural heritage from the Hispanic community, which makes up 76.3 percent of its population. The remaining population ethnicity, according to recent demographic information from the city of Santa Ana, is 11.5 percent Caucasian, 10.4 percent Asian, 1.7 African-American, and 0.1 percent other (City of Santa Ana 2000). Many families in the Santa Ana community speak Spanish as the primary or secondary language.

The part of Santa Ana that neighbors MCAS Tustin is the southern tip of a long, narrow parcel situated several miles from downtown and the major residential areas of the city. The approximately 0.25-mile perimeter, with Santa Ana along the station's southeast border, is mainly a light industrial area comprised of business parks.

Section 1 Introduction

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Section 2

COMMUNITY INVOLVEMENT AND ISSUES

This section provides an overview of the local community's historic relationship with MCAS Tustin and its interest in hazardous waste investigation and cleanup activities at the station. It also summarizes the information obtained during surveys and interviews with individuals and community representatives.

2.1 HISTORY OF COMMUNITY INVOLVEMENT

Community interest in environmental cleanup activities at MCAS Tustin began in the spring of 1985, when a series of articles in the *Orange County Register* evoked community concern after reporting that jet fuel from MCAS Tustin's Moffett Trenches and Crash Crew Burn Pits Site had been released into nearby Peters Canyon Channel. This area, known as Operable Unit (OU)-3, IRP Site 1, had already been identified by the Navy for environmental action, and approximately 10,000 cubic yards of contaminated soil was excavated from the site in 1985. Investigation and cleanup of OU-3 continued throughout the 1990s; in December 2001, the Record of Decision (ROD)/Remedial Action Plan (RAP) for OU-3 was signed by members of the BCT. The ROD/RAP established the cleanup strategy for environmental restoration of the site. Remedial investigation of the site has been completed, and the Navy, state and federal regulatory agencies, and the interested public have all agreed on the ROD/RAP cleanup strategy.

In 1990, a Community Relations Plan was developed. This plan provided guidelines to facilitate communication between the neighboring communities and the Navy. The Community Relations Plan was revised in 1993 and 1996 (BNI 1996), in both cases incorporating input from a series of community interviews with interested citizens.

Since March 1993, ten fact sheets have been distributed to the community. These include the initial fact sheet describing MCAS Tustin and the IRP as well as a basewide status update distributed in September 2001.

Three Proposed Plans/draft RAPs have also been completed and distributed. They were issued after the environmental investigation of a site was completed and potential cleanup alternatives were developed. After summarizing the investigation results and providing a detailed analysis of each cleanup alternative, the Proposed Plans/draft RAPs then presented the alternative identified by the Navy as best for a particular site or group of sites. Separate Proposed Plans/draft RAPs presented the preferred remedies for OU-3 and OU-1B.

Any OU that the Navy determined did not require cleanup was also presented in a Proposed Plan/draft RAP. The Proposed Plan/draft RAP for OU-2 summarized a no further action (NFA) determination.

An NFA determination can be reached either 1) after a site has been investigated, and it has been determined that there is no threat to human health or the environment, or 2) after a site has been investigated and appropriate cleanup activities have been completed, and it has been determined that there is no longer a threat to human health or the

Section 2 Community Involvement and Issues

environment. An NFA determination is documented in a no action ROD/final RAP or a concurrence letter signed by the BCT.

Each Proposed plan/draft RAP is distributed to the entire MCAS Tustin mailing list for public review, and a 30-day public comment period is scheduled, providing a timeline for the public to submit comments. A public meeting is also held midway through the public comment period. At the public meeting, a summary of the Proposed Plan/draft RAP is presented, and the public is encouraged to provide comments. A court reporter is available to record the meeting presentation and oral public comments.

In addition to the documents that keep the public informed about environmental activities at MCAS Tustin, the Navy has also conducted several site tours over the years. Community members can then see firsthand the progress of the restoration activities.

In 1993, DoD issued guidelines titled Fast Track Cleanup at Closing Installations (DoD 1993). The guidance included information about how the public could participate in the cleanup program. DoD and U.S. EPA also provided joint guidance, titled Restoration Advisory Board Implementation Guidelines (DoD and U.S. EPA 1994). In 1994, the Restoration Advisory Board (RAB) was established in accordance with these guidelines. The RAB gave individuals from local communities a channel for increasingly significant participation in the environmental restoration process. Original membership on the board, which was solicited through paid newspaper notices, included 69 homeowner association and business representatives, locally elected officials, the DON and regulatory agency personnel, and interested residents.

To assist in forming the RAB, the Navy held two introductory educational workshops in June 1994 that were open to the public. The original board established a charter and operating procedures. Pursuant to DoD guidelines for RABs and to assure equal representation of the community's concerns, the board elected a community member as cochair to assist the Navy representative. The RAB initially planned to meet once every 3 months, but, because of high interest and an accelerated document review schedule, monthly meetings were held. Since mid-1996, the RAB has met bimonthly. All RAB meetings are open to the public.

A significant milestone was reached when the MCAS Tustin RAB celebrated its 50th meeting in October 2001. At that time, there were 19 members on the RAB.

2.2 COMMUNITY SURVEY/INTERVIEW RESULTS

The MCAS Tustin Community Relations Program is designed to stimulate discussion of key issues among interested and affected parties, responsible parties, and regulatory agencies. To make this update to the Community Relations Plan and determine how the existing Community Relations Program could be improved, the Navy began collecting information from the community. A fact sheet distributed to RAB members and the surrounding communities (464 total recipients) in September 2001 included a survey. Responses to the survey were received from seven community members. In January 2002, follow-up telephone interviews were conducted with four of the survey respondents who expressed an interest in being interviewed. All individuals who contributed

Section 2 Community Involvement and Issues

information through surveys and interviews were familiar with the restoration process at MCAS Tustin. Survey and interview questions, an outlined summary of the responses, and a list of the community members interviewed are presented in Appendix C.

Since the DON completed closure of MCAS Tustin in July 1999, significant progress has been made in restoring the station. Information gathered from the surveys and interviews indicated that the main concern of the community, at this point in the restoration process, is the ultimate reuse of the station. The majority of those surveyed expressed confidence in the federal government's ability to effectively manage the environmental cleanup of MCAS Tustin. However, several respondents expressed concern over whether the level of cleanup at the station was consistent with proposed station reuse. These issues and concerns are summarized in the following paragraphs

2.2.1 Summary of Issues and Community Concerns

Information on community concerns was gathered through a survey that was included in an MCAS Tustin fact sheet and through follow-up interviews. Respondents shared their concerns regarding environmental cleanup and also made recommendations for improving future community relations efforts. These concerns and recommendations are summarized in the following sections.

2.2.1.1 ENVIRONMENTAL ISSUES

According to community members surveyed and interviewed, environmental concerns in Orange County cover a variety of topics, including groundwater and stormwater quality, station reuse, appropriate cleanup levels, and long-term maintenance and oversight of the station. All the respondents expressed confidence in the Navy's ability to effectively clean up the station and were also satisfied with the information the Navy provided to the RAB regarding restoration and cleanup activities at MCAS Tustin. Specific concerns of those interviewed include:

- long-term maintenance, monitoring, and oversight after property transfer;
- cleanup levels in line with the proposed station reuse;
- effective monitoring and remediation of groundwater contamination;
- cost to clean up the station;
- city of Tustin's dissatisfaction with many of the actions that the DON has taken;
- effect of cleanup on storm channel water quality;
- current perceived public apathy toward the restoration program;
- possibility of finding exotic, yet-untested-for contaminants similar to methyl tert-butyl ether (MTBE) and 1,2,3-trichloropropane (TCP).

2.2.1.2 STATION CLEANUP AND REUSE

The ultimate reuse of the station was repeatedly said to be the most significant concern facing the MCAS Tustin community. The RAB often requests information about reuse

Section 2 Community Involvement and Issues

during the RAB meetings. In addition, the city of Tustin provides a presentation approximately once or twice a year, when RAB members have requested an update on the status of the reuse plan. A related concern is long-term maintenance, monitoring, and oversight of the station once cleanup is completed and the property is conveyed.

2.2.1.3 COMMUNICATION AND INVOLVEMENT

The responses regarding the effectiveness of past communication efforts by the Navy were fairly consistent, expressing a general satisfaction with the information provided and how it was communicated. The majority of those interviewed indicated that they were receiving project-related documents, getting the information they needed, and were satisfied with the RAB meeting minutes, fact sheets, and proposed plans provided to the public over the years. Respondents also expressed satisfaction with the technical presentations and other information provided at the RAB meetings and with the opportunities for direct communication with the Navy and the regulators that these meetings provide. However, one respondent did indicate dissatisfaction with the public notices in the *Los Angeles Times* and *Orange County Register* announcing the meetings, stating that they were too basic to draw attention.

None of those surveyed or interviewed provided any recommendations for improvement of the Navy's overall approach to community relations for MCAS Tustin. However, one respondent did express interest in activities to solicit new membership in the RAB, and another respondent suggested that a minicourse on the value of environmental remediation be conducted. One consistent response found in the surveys and interviews was that none of the respondents had ever accessed the Navy's environmental website (www.efdswnavy.navy.mil/environmental/tustin.htm) or made use of the MCAS Tustin information repository located at University of California, Irvine (UCI), to obtain more information.

2.2.1.4 RESTORATION ADVISORY BOARD

All survey respondents are either long-time RAB members or have participated in RAB meetings at some point over the years. All those surveyed were satisfied with the level and type of information provided at the meetings. There was also general satisfaction with the opportunity to interact with Navy personnel and regulators that the meetings provided. However, the respondents indicated that they had not used the opportunity at the meetings to interact one-on-one with the state and federal regulators present.

2.2.1.5 LEVEL OF CONFIDENCE IN MCAS TUSTIN

All those interviewed and surveyed indicated that there is a high level of confidence and trust in the Navy's ability to correctly manage the environmental restoration of MCAS Tustin. However, some concern was expressed regarding the Navy's long-term responsibility for maintenance and monitoring.

Section 2 Community Involvement and Issues

2.2.2 Summary of Community Recommendations

Generally, respondents are satisfied with current community relations efforts for MCAS Tustin, including holding meetings and distributing documents. However, some recommendations were made regarding future community relations efforts for the RAB. A recommendation was made to initiate activities to attract new members to the MCAS Tustin RAB, but suggestions for specific activities were not provided. The respondent who expressed dissatisfaction with the public notices did not include specific suggestions for improvement.

Section 2 Community Involvement and Issues

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Section 3

COMMUNITY RELATIONS PROGRAM

This section outlines the Community Relations Program developed for MCAS Tustin and explains the public participation requirements that form the basis for the program. The section also describes specific activities that have been developed and implemented to keep the community informed about the cleanup and investigation of hazardous waste sites at the station. It further describes opportunities for the public to provide input to the Navy regarding environmental restoration activities. This plan also describes activities that support administration of the Community Relations Program.

The Community Relations Program activities discussed in Section 3 were developed based on interviews conducted for the initial Community Relations Plan as well as the updates in 1993 and 1996. The surveys and interviews conducted as part of the current update indicate an overall satisfaction with the Community Relations Program. Therefore, these activities have received only minor revisions to reflect current public opinion.

Objectives established for this program include:

- pursuing and maintaining open communication between the Navy and local residents and businesses; community leaders and officials; local, state, and federal government agencies; environmental groups; minority-based organizations; and civic organizations;
- using simple communication methods to widely distribute information and involve those interested parties who can assist in this effort;
- providing clear, accurate, and timely information to the general community, interested parties, and the media about the progress of the investigation and cleanup;
- establishing a variety of opportunities for all interested parties to participate in the Navy decision-making process regarding how the base will be cleaned up; and
- monitoring community issues and concerns and revising the program as needed.

3.1 PUBLIC PARTICIPATION REQUIREMENTS

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) requires the Navy to conduct public participation activities, depending on the type of cleanup action being taken at a CERCLA site and the length of time the action will take. In addition to federal regulations under the CERCLA Program, state of California Health and Safety Code (HSC) regulations for public participation are also followed when cleanup actions are conducted. Documents are given titles indicating that both state and federal regulations were followed when the document was developed and fieldwork was conducted. For example, the Proposed Plan/draft RAP includes the CERCLA Proposed Plan title and the HSC draft RAP title.

Section 3 Community Relations Program

Generally, the following two types of cleanup actions, requiring significant community relations activities, can take place (Figure 3-1):

- CERCLA remedial action, conducted to control or clean up contamination that does not pose an immediate threat
- CERCLA removal action, conducted to address immediate and significant dangers to the public or the environment

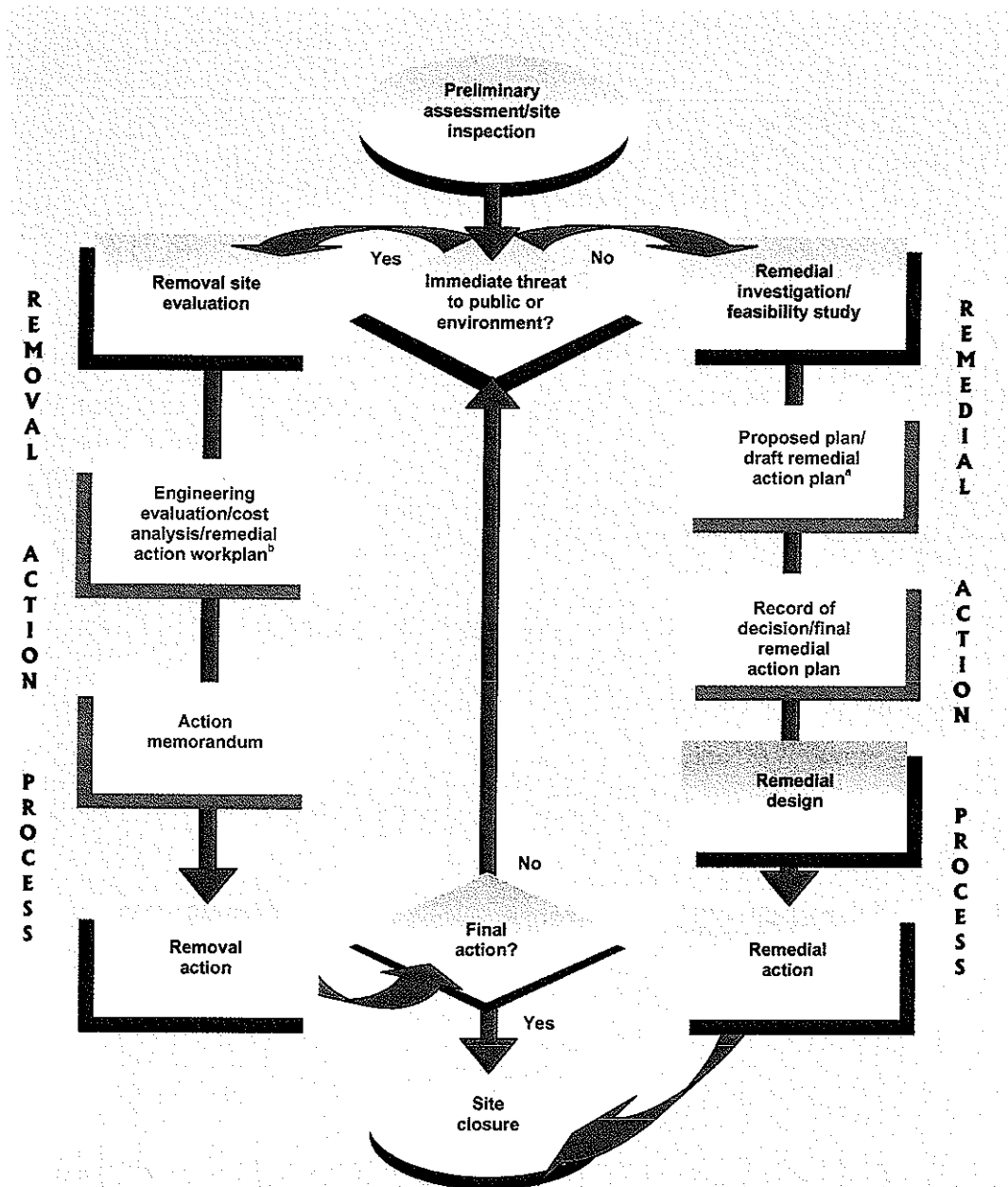
A CERCLA removal action can be either a short-term or long-term solution. Remedial and removal actions begin with a preliminary assessment/site inspection. Each MCAS Tustin site was evaluated to determine whether it was suitable for a removal action (which is faster), depending on the potential risk to human health and the environment. To assure that the appropriate cleanup level (based on LRA's approved Reuse Plan) is reached, the ultimate reuse of station property is reviewed and considered when cleanup activities are conducted at MCAS Tustin. Ultimately, both remedial and removal actions were conducted at MCAS Tustin.

3.1.1 Public Participation Requirements for CERCLA Remedial Response Actions

CERCLA remedial response actions occur at sites where immediate removal of contaminants is not required. Remedial response actions allow time to thoroughly evaluate the nature and extent of contamination and to identify and evaluate potential remedial (cleanup) alternatives. U.S. EPA defines a remedial response as a long-term action that stops or substantially reduces a release or threatened release of hazardous substances that is serious but does not pose an immediate threat to public health and/or the environment. Community relations requirements for remedial responses are outlined in U.S. EPA's Superfund Community Involvement Handbook (U.S. EPA 2002) and the DTSC Public Participation and Procedures Manual (DTSC 2001) and are incorporated into MCAS Tustin's Community Relations Plan, as outlined in Section 3.2. Requirements include the following:

- conducting community interviews
- preparing a Community Relations Plan
- establishing an information repository and an administrative record file
- notifying the public of the availability of the remedial investigation/feasibility study
- distributing the Proposed Plan/draft RAP to the entire MCAS Tustin mailing list (464 recipients)
- providing at least 30 calendar days for the public to review and submit written or oral comments on the Proposed Plan/draft RAP and holding a public meeting during the comment period to discuss the Proposed Plan/draft RAP

Section 3 Community Relations Program



public review period required at this stage; a responsiveness summary is prepared to address all public comments received during the review period

^a public meeting required midway through the public review period; the public meeting provides the public with a brief of the proposed plan, an opportunity to interact with representatives from the Navy and regulatory agencies and a forum to provide comments on the proposed plan

^b not required for emergency and time-critical removal actions

Figure 3-1
Investigation and Cleanup Process

Section 3 Community Relations Program

- preparing a responsiveness summary, which is a response to significant comments, criticisms, and new data submitted during the public comment period
- notifying the public through a major local newspaper when the ROD/final RAP is adopted
- revising the Community Relations Plan before the remedial design stage or when deemed necessary by the BCT
- issuing a fact sheet and conducting, as appropriate, a public meeting after completion of the remedial design

3.1.2 Public Participation Requirements for CERCLA Removal Actions

CERCLA removal actions are responses that may last only a few days or may require longer-term measures. In the past, removal actions have generally been used at sites determined to be a significant threat to public health or the environment. Today, however, removal actions are also being implemented as a means of expediting the cleanup process under the Fast Track Cleanup Program, originally instituted by former President Clinton.

At MCAS Tustin, the areas designated for removal actions have three main characteristics: 1) the site investigations have concluded, 2) the recommended cleanup method is short-term and cost-effective, and 3) the removal action can be combined with other removals to expedite the cleanup and increase cost-effectiveness.

Federal and state guidelines specify that certain public participation activities should be conducted, depending on the length of time required to complete the removal action. To meet both the regulatory guidelines and the community's need to be informed and involved during the removal actions, the Navy implements all or a combination of the following activities:

- providing public access to work plans and other removal action documents in the public information repository and administrative record file
- placing newspaper advertisements and/or distributing press releases announcing the availability of the documents, the public comment period, and a contact person for more information
- providing at least a 30-calendar-day public comment period for the public to review and submit written comments on the removal action plan or engineering evaluation/cost analysis (EE/CA)
- preparing a responsiveness summary to address significant comments, criticisms, and new data submitted during the public comment period
- issuing a public notice before initiating fieldwork
- discussing the removal action plan at RAB meetings, and seeking input from board members on behalf of the community

Section 3 Community Relations Program

- meeting with local fire and emergency response agencies and other interested parties to review transportation routes and safety precautions when removal actions involve transporting materials off-station

3.2 COMMUNITY RELATIONS ACTIVITIES

The following activities are the main components of the MCAS Tustin Community Relations Program. The activities are organized into three groups: public information, public participation, and Community Relations Program administration. This section includes community relations activities required by federal law and regulations (see Appendix A for an overview of specific regulations). Table 3-1 generally illustrates the timing and range of community relations activities during remedial response actions. At any time within the longer-term remedial response process, a faster-track removal action can be initiated. Table 3-2 illustrates the timing for community relations activities during removal actions.

3.2.1 Public Information and Outreach Activities

This section describes the printed material and other communications tools that keep the community, the media, and all interested parties informed about the environmental restoration efforts at MCAS Tustin.

3.2.1.1 FACT SHEETS

Fact sheets report on the progress of the MCAS Tustin investigation and cleanup. They summarize and highlight significant information and technical milestones, outline schedules, graphically demonstrate cleanup technologies, and announce upcoming opportunities for public involvement in the decision-making process. Fact sheets have been issued upon completion of the basewide remedial investigation to discuss proposed remedial response cleanup actions. Proposed Plan/draft RAP fact sheets have been issued to describe and solicit public input on the Navy's preferred cleanup alternative. These documents may also address issues raised by the public. Each fact sheet includes a summary of the Navy's current environmental activities taking place on MCAS Tustin. A mailing list request form and project contact names and telephone numbers are included. Fact sheets are written in clear, concise language, formatted with text and graphics for easy reading, and printed on recycled paper. They are widely distributed through the IRP mailing list, which includes but is not limited to elected officials, parent-teacher associations and organizations, minority-based organizations, local environmental groups, local businesses, city councils, chambers of commerce, homeowners' associations, members of the RAB, and members of the general public. If needed, fact sheets and other written material may be provided in languages other than English.

The most recent fact sheet was distributed in September 2001 and provided a basewide overview of cleanup activities at MCAS Tustin. The next fact sheet is scheduled for production once fieldwork for the removal action at the Arsenic Area of Concern (AOC) is complete. This fact sheet will include a summary of activities and sampling results for

Table 3-1
Timing and Overview of Community Relations Activities for CERCLA Remedial Response Actions

Community Relations Techniques	Completion of the Work Plan	During Remedial Investigation	Completion of Remedial Investigation	During Feasibility Study	Completion of Feasibility Study and			Start of Remedial Action
					Proposed Plan/ Draft Remedial Action Plan	Decision/Final Remedial Action Plan		
Information repository/administrative record	Establish				Update quarterly			
Information contact	✓				Ongoing			
Meetings/telephone contact with local officials	✓				Ongoing			
Informal discussion with residents	✓	✓			Provide as needed			✓
Development of Community Relations Plan	✓					Update		
Fact sheets					Provide as needed			
Public notice	✓				Provide as needed	✓	✓	✓
Restoration Advisory Board meetings	Establish				Hold regularly			
30-day public comment period					✓			
Meetings with transcript					✓			
Responsiveness summary					✓			

Acronym/Abbreviation:
CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act

Table 3-2
Timing and Overview of Community Relations Activities for CERCLA Removal Actions^a

Activity	REMOVAL ACTION			
	Emergency ^b		Time Critical ^c	
	On-Site Activity Lasts Less Than 30 Days	On-Site Activity Lasts More Than 120 Days	On-Site Activity Lasts More Than 120 Days	Non-Time-Critical ^d
Designate spokesperson	✓	✓	✓	✓
Notify affected community members	✓	✓	✓	✓
Establish administrative record file	✓	✓	✓	✓
Notify public of administrative record availability		✓	✓	✓
Establish information repository ^e			✓	✓
Provide 30-day comment period; publish notice and description of EE/CA/RAW		✓	✓	✓
Prepare Response to Comments		✓	✓	✓
Conduct community interviews ^e			✓	✓
Prepare Community Relations Plan ^e			✓	✓

Notes:

- ^a see Section 3.2 for detailed explanations of the activities
- ^b those releases or threats of releases requiring cleanup activities to begin on-site within hours of the lead agency's determination that a removal is appropriate
- ^c including emergencies lasting 30 days, those releases requiring cleanup activities to begin on-site within 6 months of the lead agency's determination, based on the site evaluation, that a removal action is appropriate
- ^d those releases or threats of releases not requiring cleanup activities to begin on-site within 6 months after the lead agency's determination, based on the site evaluation, that a removal action is appropriate
- ^e these public participation activities need not be duplicated if already developed and maintained under MCAS Tuslin's ongoing IRP

Acronyms/Abbreviations:

- CERCLA – Comprehensive Environmental Response, Compensation, and Liability Act
- EE/CA – engineering evaluation/cost analysis
- IRP – Installation Restoration Program
- MCAS – Marine Corps Air Station
- RAW – Remedial Action Work Plan

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the Arsenic AOC as well as an overview of all ongoing MCAS Tustin environmental activities.

3.2.1.2 PROPOSED PLANS/DRAFT REMEDIAL ACTION PLANS

Proposed plans/draft RAPs are fact sheets that summarize remedial alternatives proposed for a site or group of sites before a ROD/final RAP is signed. A proposed plan/draft RAP describes each alternative, evaluates each alternative against nine criteria, and identifies the preferred alternative. This document is issued to the public before the beginning of the public comment period to provide information and solicit public input on the potential remedial options that underwent detailed evaluation. Once the public comment period closes, the comments are compiled, reviewed by the BCT, and used to refine the remedial action. The final decision and response to comments (known as a responsiveness summary) are presented in a ROD/final RAP.

3.2.1.3 ADMINISTRATIVE RECORD FILE

The administrative record file serves as a tool for the public to participate in selection of a response action. The file is open to the public and contains the documents that the Navy relied upon when selecting response actions for sites at the station. These documents include RAB and community relations materials, official correspondence, various meeting minutes, field investigation reports, and other technical documents. The administrative record file may also contain historical records of the IRP. The administrative record file for MCAS Tustin is housed in two locations. The original is maintained in San Diego, with a duplicate file at the station. Details regarding the location of the administrative record and how to access the file can be found in Appendix D.

3.2.1.4 INFORMATION REPOSITORY

An information repository was established at the Main Library-Government Publications Department at UCI to facilitate public access to technical documents and information regarding the activities at MCAS Tustin. The repository contains a subset of the information contained in the administrative record file, including technical reports, the Community Relations Plan, fact sheets, transcripts from required public meetings, minutes from RAB meetings, RODs/final RAPs, responsiveness summaries, and other relevant data and project information of interest to the community. The repository also contains a copy of the administrative record file index and a list of documents currently available for public review and comment. The information repository is regularly updated in conjunction with the bimonthly RAB meetings. It is also updated for each public comment period. Details regarding the location of and access to the information repository can be found in Appendix D.

3.2.1.5 PUBLIC NOTICES, PRESS RELEASES, AND MEDIA EVENTS

Public notices are distributed to the local and regional media to announce upcoming public meetings, workshops, RAB meetings, the availability of the administrative record file and the establishment of an information repository, and opportunities for public

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comment on proposed CERCLA remedial response and removal activities. Once a ROD/final RAP is signed, a notice of the availability of the ROD/final RAP and the responsiveness summary are also published. Paid public notices are placed in the main news section of local newspapers with general circulation. As appropriate, fact sheets may accompany press releases to provide the media with background information about the project. Media events may be planned to coincide with press releases, providing the media with interview and photo opportunities and time-dated details on significant restoration program milestones. When available, videotaped interviews and footage of cleanup activities, may be provided to local broadcast and cable stations. The Navy public affairs officer is available to respond to media inquiries.

3.2.1.6 TARGETED OUTREACH

When significant or potentially controversial activities or decisions are announced, prior notification is provided to all or some of the community contacts listed in Appendix E. As requested during previous community interviews, this notification, by telephone or in writing, should designate a project spokesperson and will serve to maintain trusting and effective relationships between the Navy and the community. The Navy BRAC Environmental Coordinator (BEC) has continuously served as the key project spokesperson.

As appropriate, door-to-door notices are distributed to homes neighboring the station and local businesses to announce field activities. Generally, this type of notification is used to inform those residents and businesses considered most directly impacted by the work, or when other forms of public notice are not considered sufficient. As an example, door-to-door notices would be appropriate to inform station neighbors about relevant safety issues, particularly children's safety, when heavy equipment is being used near on-station structures or parcels.

3.2.2 Public Participation Activities

This section includes activities that are designed to assist the public in becoming effective participants in the decision-making process.

3.2.2.1 RESTORATION ADVISORY BOARD

Established in 1994, the MCAS Tustin RAB is designed to act as a focal point between the Navy and the local community for the exchange of information regarding the environmental restoration program. The purpose of the RAB, detailed in the Mission Statement included in Appendix F, is to promote community awareness and obtain constructive community review and comment on environmental restoration actions to accelerate the cleanup and conversion of MCAS Tustin. RAB meetings are used to disseminate information about the IRP and to assure that opinions about environmental restoration reflect diverse interests within the community. Presentations updating the RAB on the community's approved Reuse Plan are provided when requested by RAB members. These updates keep the RAB informed of the ultimate reuse of the former station and allow for review of documents to assure that cleanup levels are consistent with the planned reuse. The RAB also serves to encourage a timely dialog between the

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community and the Navy. Although the board is not a formal advisory entity, it offers an opportunity for the local community members to provide advice and express concerns and needs directly to Navy officials and regulators. Board members work in partnership with Navy environmental officials and federal and state regulators on cleanup strategies through their review of and comment on documents relating to environmental studies and cleanup activities. The RAB does not, however, take the place of other public participation and outreach activities required by law, regulation, or policy.

The Navy cochair and the community-elected cochair are jointly responsible for conducting RAB meetings, which are open to the public. Board members are asked to serve for a minimum of 2 years. The RAB has been meeting on a regular basis since 1994. To date, the RAB has held 55 meetings. Currently, the RAB meets bimonthly from 7 p.m. to 9 p.m. at either the Clifton Miller Conference Center, 300 Centennial Way, near downtown Tustin, or the Tustin Senior Center, 200 South C Street, in downtown Tustin. These locations are listed in Appendix D. The board conducts business according to the MCAS Tustin RAB Mission Statement (signed in 1998) and DoD guidance (which provides recommended procedures for operating boards) (DoD and U.S. EPA 1994).

3.2.2.2 PUBLIC MEETINGS

Public meetings are held to facilitate information exchange among the Navy, state and federal regulators, and the interested public. Meetings are held as required by state and federal regulations, and also take the form of open houses and educational workshops to provide the public with information on specific projects. Public participation and input is always encouraged at MCAS Tustin public meetings.

Required Meetings

As required by federal and state environmental regulations, public meetings are held to present preferred cleanup alternatives for remedial response actions. For example, they may present a summary of the investigation findings, the economic and technical evaluations of cleanup options, and an evaluation of the recommended cleanup action. Meetings are advertised in local newspapers, and the public is invited to attend and provide input. Transcripts from these meetings are made available at the information repository. Public meetings were held at the midpoint of the public comment periods to obtain community input regarding the Navy's recommendations for cleanup or no further action for OU-1B, OU-2, and OU-3. Public meetings are not required by law or regulation at the conclusion of a remedial investigation or for remedial response or removal actions.

Other Meetings

Additional public meetings are held if the project requires further technical or public input. Meetings, open houses, or educational workshops are also scheduled if the community expresses a need to discuss project issues. For community members interested in keeping informed about activities more regularly, all RAB meetings are open to the public. The Navy will also provide speakers for meetings organized by local

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groups A list of local community, environmental, and social organizations that have regular membership meetings is included in Appendix E, Part I, for use in planning meetings and tailoring information and outreach efforts.

Public Meeting Locations

Public meetings for the MCAS Tustin IRP are held in Tustin. The specific meeting location depends on the number of people expected to attend, the location most convenient for those attending, and the availability of facilities.

3.2.2.3 SITE TOURS

Site tours are conducted to provide RAB members and other interested individuals with a firsthand view of the investigation and cleanup activities at MCAS Tustin. Tours are most effective for providing interested community members with a better understanding of site locations and environmental conditions. Subsequent tours are effective for monitoring project progress. As appropriate, those touring the site have the opportunity to see cleanup work being performed. The Navy assesses opportunities for site tours as the restoration program progresses. Site tours for RAB members and the general public were conducted in 1994, 1995, 1998, 1999, 2000, 2001, and 2002.

3.2.2.4 PUBLIC COMMENT PERIODS

A public comment period of at least 30 days is held for all IRP documents that are released for public review and comment. This includes Proposed Plans/draft RAPs and EE/CAs/Remedial Action Work Plans. Public comment periods are announced in public notices and, as appropriate and timely, in fact sheets and special mailings. Requests for extended public comment periods are considered by the Navy if the requests are received in writing before the end of the original comment period. Public comment periods were established to provide opportunities for comment on OU-1B, OU-2, and OU-3 Proposed Plans/draft RAPs as well as for the Time-Critical Removal Action (ICRA) Work Plan for OU-1A.

Following the public comment period, a responsiveness summary is prepared. The responsiveness summary contains the Navy responses to public comments and records how comments have been considered in the selection of the final remedial or removal actions. The summary is prepared as an attachment to the ROD (remedial actions) or the Action Memorandum (removal actions), the decision documents that formalize the rationale and selection of the final cleanup activity. The responsiveness summary is also available for public review at the information repository before the beginning of remedial action.

3.2.3 Community Relations Program Administration

This section describes the activities required to implement the public information and participation activities of an effective Community Relations Program for MCAS Tustin.

3.2.3.1 MAILING LIST

A mailing list database is maintained to support the implementation of this Community Relations Plan. The list includes key community groups and individuals who have indicated an interest in receiving project information. A coupon that can be used to request placement on the mailing list is included with all fact sheets and is available to the public at public meetings. In addition, all public information materials and notices include the name and contact information of the Navy BEC for MCAS Tustin and other key project contacts. People who want to be added to the mailing list or receive more information are instructed to contact these representatives and make their requests.

The MCAS Tustin mailing list for distribution of fact sheets and other project mailings includes but is not limited to:

- locally based media resources (see Appendix E, Part II);
- local environmental groups;
- homeowners' associations;
- chambers of commerce and local businesses;
- MCAS Tustin RAB members;
- organizations, elected officials, and other individuals identified in Appendix E;
- DTSC Mandatory Mailing List (Appendix G);
- individuals interviewed for this Community Relations Plan; and
- members of the general public.

The current RAB mailing list includes approximately 235 recipients. A second mailing list includes approximately 465 recipients and is maintained for fact sheet and proposed plan/draft RAP mailings. The larger mailing list contains individuals and organizations that have indicated they do not need the detail of the bi-monthly RAB mailings. However, they have indicated an interest in receiving the basewide summaries and information on specific environmental program activities that fact sheets and proposed plan/draft RAPs provide.

With the closing of MCAS Tustin in July 1999, the mailing list no longer includes hundreds of station housing recipients. Instead, it has been tailored to focus on the most interested community members.

3.2.3.2 EVALUATION OF COMMUNITY RELATIONS ACTIVITIES

The public information and participation activities described in this plan are reviewed quarterly by the Navy and its community relations contractors for effectiveness in meeting Community Relations Program goals and objectives. The lead regulatory agency, the DTSC, Public Participation Unit, may also evaluate activities for their effectiveness. It is requested that recommendations for improved community relations activities and enhanced public participation be communicated in writing to MCAS Tustin. Such recommendations by community members are welcome.

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3.2.3.3 COMMUNITY RELATIONS PROGRAM REVISIONS

The Navy revises all or part of the Community Relations Plan as necessary to reflect significant changes in the IRP, incorporate new information, reflect changes in community concerns, or adjust public participation activities to meet these changes. A revised plan assures that the Navy remains sensitive to community concerns throughout all phases of the environmental restoration of MCAS Tustin. Additional interviews may be conducted to identify and reevaluate the needs and concerns of the community and to support revisions to the plan.

3.2.3.4 ENHANCING THE RESTORATION ADVISORY BOARD MEMBERSHIP APPLICATION

In an effort to improve interest and membership in the MCAS Tustin RAB, the Navy plans to revise the membership application to include color, selected photographs, and a comprehensive description and purpose of the RAB. The Navy will work closely with RAB members to develop this membership application.

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Section 4

SITE DESCRIPTIONS AND INVESTIGATIONS

Aviation activities at the station during more than 50 years of operation generated waste oils, paint residues, hydraulic fluid, used batteries, and other wastes. In the past, little was known about the effects of these wastes, and disposal technologies were limited. Disposal of some wastes occurred on-site. Later, recognition that these wastes might be harmful to human health and the environment resulted in laws and regulations governing their disposal. The IRP was developed by the DoD to comply with federal guidelines for managing and controlling past hazardous waste disposal actions (DON 2001).

The DoD is the lead federal agency responsible for conducting remedial investigations and implementing the final cleanup plans at MCAS Tustin. DTSC is the lead state agency responsible for reviewing and approving all proposed work plans and technical documents, and for overseeing investigation and cleanup. The U.S. EPA and RWQCB also participate in a review and oversight role. The Navy and these agencies make up the BCT, which serves as the primary forum for assessing cleanup progress, obtaining consensus on problem issues, and eliminating confusion regarding the station's environmental activities.

Sites with petroleum-only contamination, mostly underground storage tank (UST) and aboveground storage tank sites, are excluded from the CERCLA Program. Petroleum sites are managed under the Petroleum Corrective Action Program (PCAP). The lead regulatory agency for the PCAP is RWQCB. RWQCB also participates in remedy-selection decisions where water or groundwater may be impacted.

To assist in coordinating the IRP at MCAS Tustin, the IRP sites and AOCs have been organized in operable units. Each operable unit is composed of sites and AOCs that have similar contaminants and where similar cleanup activities are expected to be implemented. Brief descriptions of contaminants and environmental conditions at each OU are provided in this section (Figure 4-1). Included in the descriptions are details about the historical use of the IRP sites (MCAS Tustin 1995).

4.1 OPERABLE UNIT 1A, IRP-13S, DRUM STORAGE AREA NO. 3

IRP-13S is located in the northwestern portion of the station (Figure 4-1) and was used by the Marines as a vehicle maintenance and equipment washing area. Investigation of this site determined that volatile organic compounds (VOCs), primarily the industrial solvents 1,2,3-TCP and trichloroethene (TCE), have migrated from the surface to shallow groundwater where they have formed plumes in three shallow water-bearing zones.

A portion of the 1,2,3-TCP groundwater plume overlaps and commingles with a portion of a separate MTBE plume located west of IRP-13S. The MTBE plume originated from a UST at Site 222 and is being managed under the PCAP. A TCRA was initiated in January 2002 to contain the 1,2,3-TCP groundwater plume. This removal action is being closely coordinated with cleanup activities that address the MTBE groundwater plume.

The TCRA at IRP-13S is an interim measure. Final cleanup alternatives for OU-1A are being evaluated in a feasibility study, and the report is scheduled to be issued in early 2003. A proposed plan identifying a preferred alternative for the site will follow.

4.2 OPERABLE UNIT 1B (IRP-3 AND IRP-12)

OU-1B consists of two sites, IRP-3 and IRP-12, located in the central portion of the station. The sites contain buildings used for chemical and hazardous waste storage, painting and paint stripping as well as oil/water (O/W) separators. It was reported that solvents, paint strippers, and battery acids were poured directly on the ground outside the buildings.

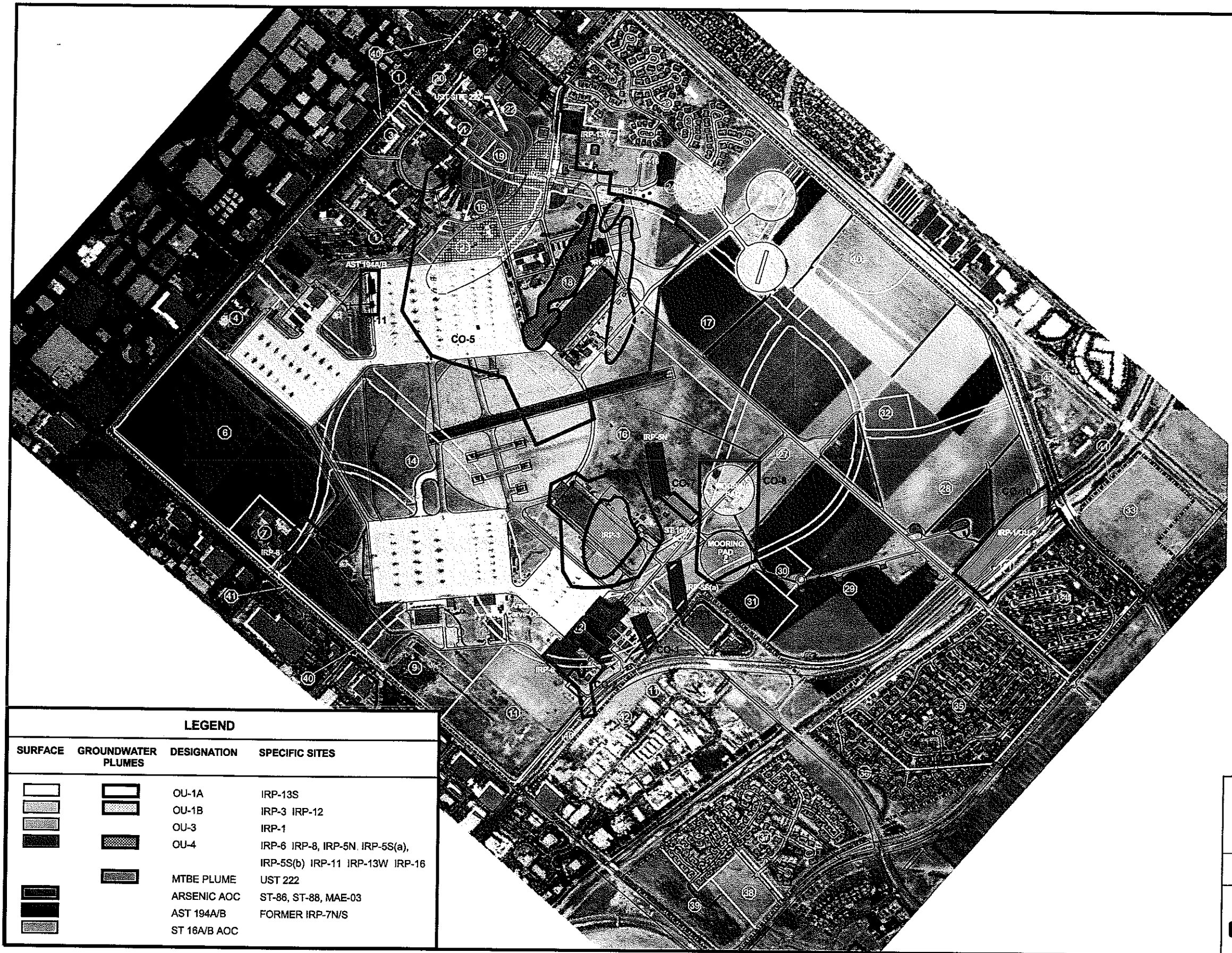
VOC plumes have been delineated in shallow groundwater beneath IRP-3 and IRP-12. VOC contamination consists primarily of TCE. ICE in soil at two O/W separators may be acting as a continuing source of groundwater contamination at IRP-3.

A Feasibility Study for OU-1B was completed in January 2002, and a Proposed Plan/draft RAP was issued to the public in April 2002. The preferred remedial action for the site, hydraulic containment with hot spot removal, involves containing the groundwater plume within its current boundaries and removing contaminated groundwater and soil from hot spots (areas with highest contaminant concentrations). The preferred remedy also includes institutional controls to prevent any future exposure to or use of contaminated groundwater or soil and to provide access to the site for continued monitoring, maintenance, and any additional remediation that may be required in the future. The selected remedy for OU-1B will be documented in a ROD/final RAP that is currently scheduled for BCT review in early 2003.

4.3 OPERABLE UNIT 2, THREE IRP SITES (2, 9A/B, AND 13) AND NINE AOCs (AD-04, AS-06, AS-08, AST-02, AST-04, MDA-04, MDA-07, MMS-01, AND MWA-03)

OU-2 consists of three IRP sites and nine AOCs formerly used for hazardous materials storage, hazardous waste disposal, and equipment washing. IRP Site 2 is a former oil disposal site that operated from 1970 to 1981. The site was adjacent to a former pistol range identified in the 1992 visual site inspection. The pistol range was called "AOC MRR-1" under the Resource Conservation and Recovery Act Program. NFA concurrence from the BCT was received for MRR-1 in January 1998.

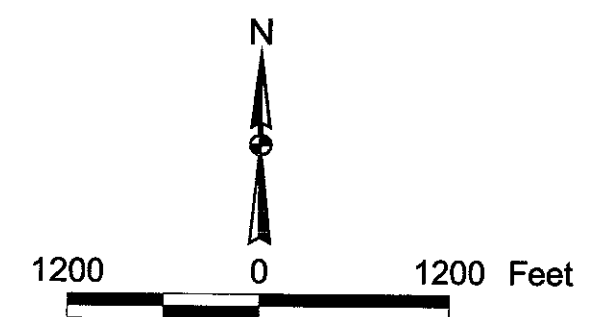
Available information on the former pistol range indicates that only small-caliber ammunition (.45 caliber or less) was used at the range. The area containing the former pistol range was addressed in the IRP-2 site inspection conducted in 1991 by Jacobs Engineering Group Inc., and the expanded site inspection conducted in 1995 by Bechtel National, Inc. (BNI 1996). No evidence of unexploded ordnance, live or spent ammunition, or other pistol range debris was reported during drilling and sampling activities at the site.



LEGEND

- SITE 222 USTs
- ROAD
- PARCEL BOUNDARY
- CARVEOUT AREA
- BASE BOUNDARY
- BUILDING

NOTE:
AERIAL PHOTO DATE 1994



LEGEND			
SURFACE	GROUNDWATER PLUMES	DESIGNATION	SPECIFIC SITES
		OU-1A	IRP-13S
		OU-1B	IRP-3 IRP-12
		OU-3	IRP-1
		OU-4	IRP-6 IRP-8, IRP-5N, IRP-5S(a), IRP-5S(b) IRP-11 IRP-13W IRP-16
		MTBE PLUME	UST 222
		ARSENIC AOC	ST-86, ST-88, MAE-03
		AST 194A/B	FORMER IRP-7N/S
		ST 16A/B AOC	

Community Relations Plan
Figure 4-1
Former MCAS Tustin Operable Units, IRP Sites,
Major AOCs, and MTBE Plume
Former MCAS Tustin, California

Bechtel Environmental, Inc.
CLEAN 3 Program

Date: 10/17/02
File No : TU3L9334
Job No : 23818-TU3
Rev No : C

Section 4 Site Descriptions and Investigations

Investigation and environmental cleanup activities at OU-2 are complete. In September 2000, a ROD/RAP for OU-2 was signed by the MCAS Tustin BCI. The ROD/RAP documented an NFA decision for this OU.

4.4 OPERABLE UNIT 3, IRP-1, FORMER MOFFETT TRENCHES AND CRASH CREW BURN PITS SITE

OU-3 consists of one site, IRP-1, located in the northeastern portion of the station. The site contains shallow landfill trenches and pits where the crash crew practiced putting out fires. The landfill is suspected of containing a mixture of solid and industrial wastes, including paints, oils, and solvents. Activities at the burn pits have resulted in fuels, oils, and solvents impacting the shallow groundwater. Previous work at this site included excavation of approximately 10,000 cubic yards of contaminated soil and the installation of a French drain system and a steel-reinforced containment wall along Peters Canyon Channel. In 1997 and 1998, Jamboree Road improvements covered most of the site with approximately 5 to 20 feet of clean soil.

The final ROD/RAP for OU-3 was signed in December 2001. The selected remedy for this site involves:

- groundwater, surface water, and landfill gas monitoring to see whether contaminants are migrating off-site and to document the progress of naturally occurring biodegradation;
- inspection and maintenance of the steel-reinforced concrete containment wall installed along Peters Canyon Channel; and
- deed or land-use restrictions to prevent any future contact or use of contaminated groundwater or soil and to allow access for monitoring, maintenance, and any additional remedial activities that may be required in the future.

With the OU-3 ROD/final RAP signed, the next step is development of the Operations and Maintenance Plan (OMP). The draft final OMP was distributed for BCT review on 26 August 2002 and is anticipated to be finalized in late 2002. The OMP documents the Navy's responsibilities in monitoring and maintaining the selected remedy for OU-3.

4.5 OPERABLE UNIT 4, 6 IRP SITES (5, 6, 8, 11, 13W, AND 16) AND 14 AOCs (DSS-1, DSS-2, MDA-2, MMS-4, MMS-5, ST-67, MAE-4, ST-14A/C, ST-14B, ST-15, TOW-X7, DSD-1, ST-16A/B, AND ARSENIC AOC)

OU-4 consists of 6 IRP sites and 14 AOCs that were recommended for a focused feasibility study (FFS) due to the presence of VOC groundwater contamination with concentrations above drinking water standards. These sites and AOCs include former drainage, disposal, hazardous materials storage, and drum storage areas, as well as sanitary sewer lines and a discrete area where fill soil containing elevated arsenic was used for building-foundation construction. Many of the sites were originally part of OU-2.

Section 4 Site Descriptions and Investigations

Previous work at OU-4 includes soil excavation at IRP-16 (1996) and at IRP-13W (1997). Soil at these sites was excavated due to the presence of VOCs (IRP-13W) and petroleum hydrocarbons (IRP-16).

Additional groundwater sampling and a human-health risk assessment will take place in summer and fall 2002 for several of the sites to provide data on current environmental conditions. These data will be used to complete the FFS, which is scheduled for completion in 2003. Development and distribution of a proposed plan/draft RAP documenting the preferred remedial alternative for OU-4 will follow.

A recent addition to OU-4 is the Arsenic AOC.

Section 5

TRANSFER OF STATION PROPERTY

CERCLA holds federal agencies strictly liable for cleaning up contamination at sites they either own or operate, or where they have been found to contribute to site contamination. Therefore, CERCLA and the Community Environmental Response Facilitation Act of 1992 require that federal agencies identify hazardous waste and clean up site contamination before property can be transferred.

Federal agencies are similarly governed by other environmental statutes that impact, and may potentially limit, agency use or transfer of property. Regulations involving wetlands, endangered species, and cultural or historic assets are examples of statutes that may be applicable to property transfer.

Once the property at MCAS Tustin has been cleaned under the IRP or other compliance programs, it is available for transfer. At this point, the Navy prepares a Finding of Suitability for Transfer (FOST) and formally submits it for regulatory review. A copy is also provided to the RAB, if requested, for their review and for public review in the information repository. A public notice is run in local newspapers announcing the Navy's intent to sign the FOST and providing information for public review. For real property made available through the BRAC process, a FOST documents the environmental condition of a property where a release or disposal of hazardous substances or petroleum products has occurred, and it contains a finding that the property is suitable for transfer by deed for the intended use. Furthermore, the FOST lists any required environmental notices or use restrictions on the property. Once the FOST is signed, the Navy proceeds with the actual real estate transactions to deed the property to the new owner.

For property with ongoing investigation or cleanup activities, a Finding of Suitability to Lease (FOSL) can be prepared to allow the Navy to lease property at MCAS Tustin. The FOSL is also formally submitted for regulatory and RAB review if requested and placed in the information repository for general public access. A FOSL allows for temporary use of the property under an interim lease. In other cases, a FOSL allows for a Lease in Furtherance of Conveyance (LIFOC) with the future property owner. A LIFOC allows the future owner to conduct redevelopment activities and provides assurances for future ownership in accordance with the FOSL restrictions during remedial activities. A FOSL documents the current environmental condition of the property and contains a finding that the property is suitable to lease for limited use. A FOSL also lists environmental notices and use restrictions on the property, which are generally more restrictive due to the ongoing investigation or cleanup activities on the property. After the Navy completes all remedial actions on the property, it will prepare a FOST to allow for the transfer of property to a new owner.

The Navy prepared the following series of FOSTs and FOSLs for all property at MCAS Tustin, documenting the suitability of property for either transfers or leases (Figure 5-1):

- **FOST #1 signed 29 August 2001** – parcels 3, 21, 38, 39 and portions of 40
- **FOST #2 signed 28 September 2001** – parcels 4-8, 10-12, 14, 25, 26, 30-33, 37, and 42 and portions of parcels 40 and 41
- **FOST #3 signed 22 April 2002** – parcels 23, 29, 34, 35, and 36 and portions of 1, 16, 17, 24, 27, 38, 40 and 41

Section 5 Transfer of Station Property

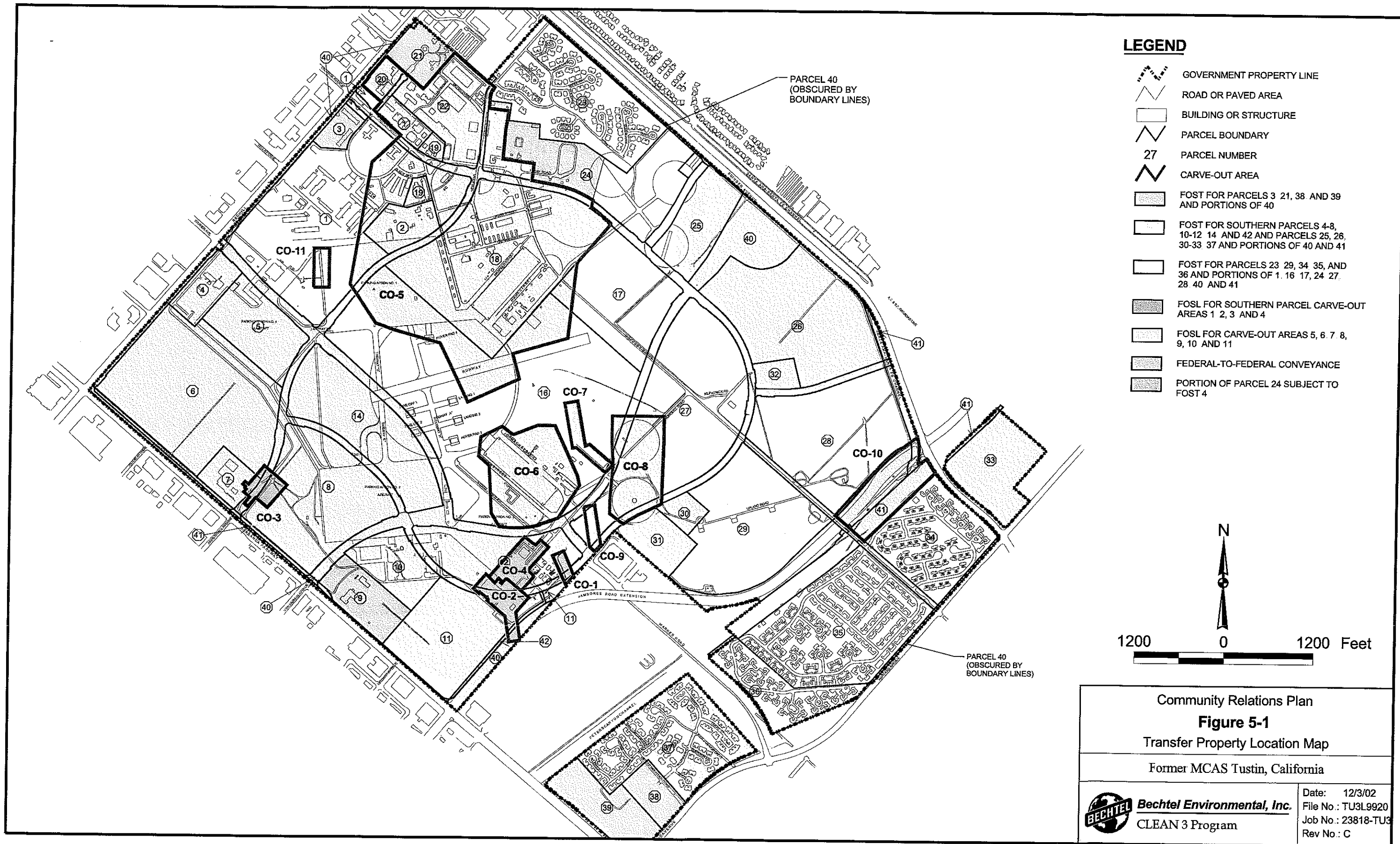
- **FOSL #2 signed 28 February 2002** – parcels 6, 7, 8, 11, 12, 40, 41, and 42 and Carve-out areas 1, 2, 3, and 4
- **FOSL #3 signed 26 April 2002** – parcels 2, 18, 19, 20, and 22 and portions of parcels 1, 16, 17, 24, 27, 28, 40, and 41 and Carve-out areas 5, 6, 7, 8, 9, 10, and 11
- **FOST #4 signed 26 September 2002** – approximately 16 acres in the northern portion of the station and made up of the western portion of parcel 24

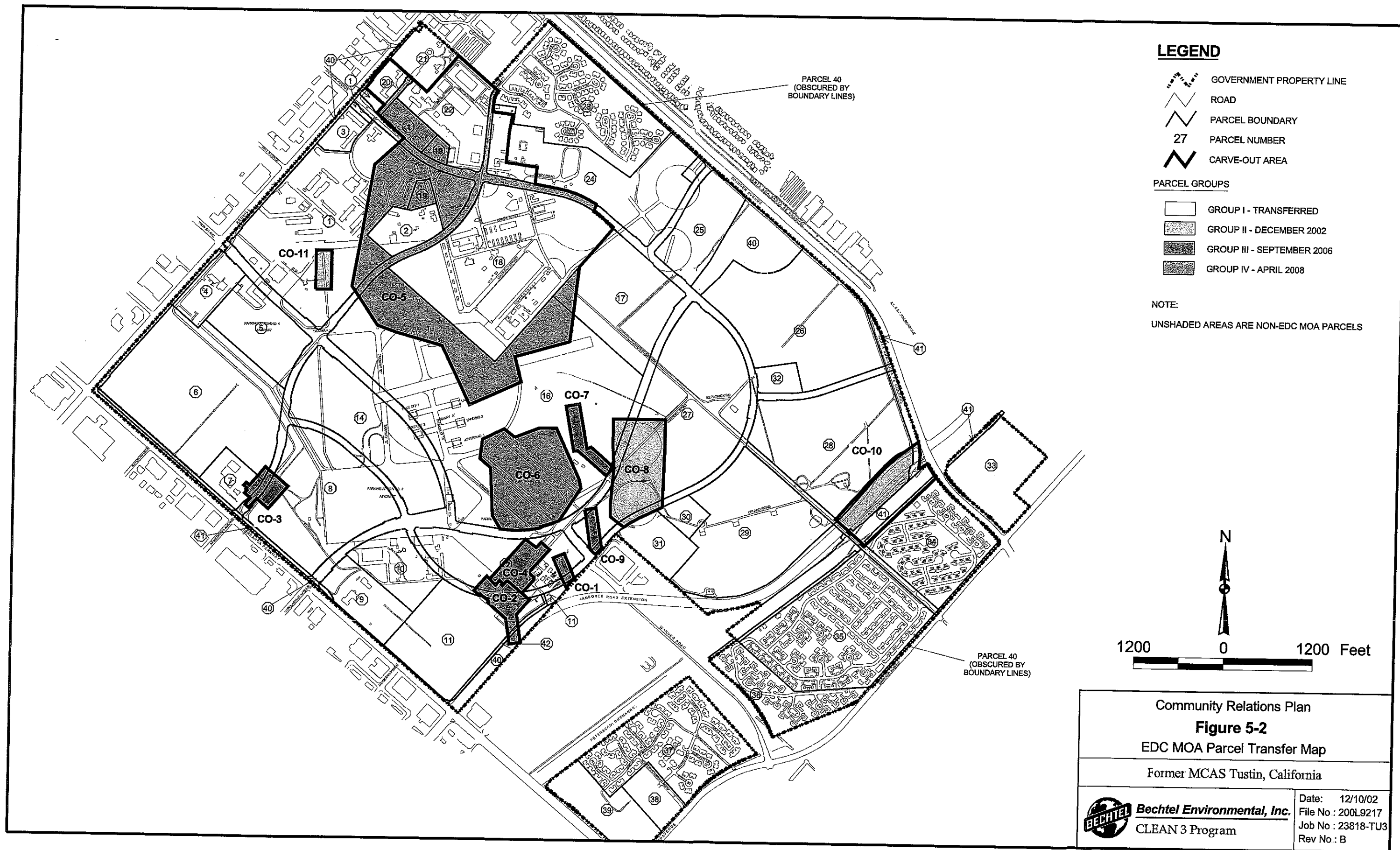
The first transfer of former MCAS Tustin property involved approximately 5 acres to the city of Tustin to be operated by the Orange County Rescue Mission to provide homeless and transitional housing. The transfer of that property was finalized on 31 December 2001.

A total of 997 acres was conveyed by deed, through an EDC MOA, to the city of Tustin on 14 May 2002, with an additional 175 acres under a LIFOC to the city of Tustin. The LIFOC allows for redevelopment activities on the property that do not interfere with remediation activities.

One federal-to-federal property transfer is being processed to transfer approximately 17 acres to the Army for continued use as an Army reserve center. This transfer is scheduled to be finalized in February 2003. Eight parcels at Tustin are anticipated to be transferred under the Public Benefit Conveyance Program. These parcels will be transferred through federal sponsoring agencies such as the Department of Education, the Department of the Interior, or the Department of Health and Human Services. The sponsoring agencies will then transfer the property to local agencies for use as schools, parks, a children's shelter, and a sheriff's training center. Approximately 235 acres are undergoing a public sale through the General Services Administration. This conveyance will include a LIFOC for approximately 8 of the 235 acres.

Because most of MCAS Tustin has been cleaned up and FOSTs have been prepared, the Navy's environmental restoration program is now complete for those areas. The remaining environmental work at MCAS Tustin is limited to the areas that have ongoing investigation or cleanup needs, and either FOSL #2 or FOSL #3 address these areas. The Community Relations Program for MCAS Tustin is now focused on those areas, which are identified as eleven separate carve-out areas (CO-1 through CO-11) in the FOSTs and FOSLs (Figure 5-2).





Section 6

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- U.S. EPA. *See* United States Environmental Protection Agency.

Section 6 References

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APPENDIX A

REGULATORY BACKGROUND AND REQUIREMENTS

Appendix A

REGULATORY BACKGROUND AND REQUIREMENTS

This appendix provides an overview of the regulatory framework for addressing environmental concerns applicable to Marine Corps Air Station (MCAS) Tustin. At Navy and Marine Corps installations, environmental restoration programs have been implemented under the Department of the Navy's (DON's) Installation Restoration Program (IRP) to clean up environmental conditions in these areas.

INSTALLATION RESTORATION PROGRAM

The IRP focuses on cleaning up contamination from past hazardous waste operations and past hazardous material spills. However, it is not an all-encompassing environmental program. Specific eligibility criteria are as follows.

- The IRP is intended to address the cleanup of contamination and damage resulting from past, not current, activities. (IRP sites were determined before the July 1999 closure of MCAS Tustin.)
- The IRP is primarily intended to clean up hazardous substances, although it may address any pollutant or contaminant that endangers public health, welfare, or the environment, including petroleum, oil, and lubricant products. The IRP also supports research associated with unexploded ordnance detection and range clearance.
- The quantity of substances that trigger IRP eligibility is termed the "reportable quantity." The reportable quantity varies from substance to substance and may be as low as 1 pound. Sites suspected of containing at least the reportable quantity of a substance may be included in the IRP.
- The IRP addresses sites both on and not on the National Priorities List (NPL). The NPL, developed by the United States Environmental Protection Agency (U.S. EPA), lists sites nationwide that pose the greatest risk to public health and/or the environment, and thus warrant priority responses.
- The IRP includes sites on DON-controlled properties, or any off-base area contaminated by the migration of hazardous substances from DON-controlled property, which are in the United States, its territories, or possessions.

Sites that have never been owned or operated by the DON but to which the DON contributed hazardous substances are called third-party sites. Under certain circumstances, third-party sites are Defense Environmental Restoration Account (DERA)-eligible, but require actions distinct from those for IRP sites.

FEDERAL LAWS – CERCLA, SARA, CERFA, AND RCRA

In response to environmental problems posed by past hazardous waste disposal methods, the United States Congress enacted the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980 (42 *United States Code* [U.S.C.] Section [§] 9601 et seq.), commonly referred to as Superfund. Superfund law authorizes federal action to respond to the release or substantial threat of release into the

Appendix A Regulatory Background and Requirements

environment of hazardous substances that may present an imminent and substantial danger to public health or welfare. CERCLA authorized the creation of a trust fund that can be used by the U.S. EPA to clean up emergency and long-term hazardous waste problems from past disposal sites. Congress set up special funding outside of CERCLA to pay the cost of Department of Defense (DoD) responses to hazardous waste sites.

In 1986, CERCLA was amended by the Superfund Amendments and Reauthorization Act (SARA). SARA amended authorities and requirements of CERCLA and other associated laws. It also established a series of programs for the cleanup of hazardous waste disposal and spill sites nationwide. One such program, the Defense Environmental Restoration Program (DERP) (10 U.S.C. § 2701–2707), codified SARA (§ 211) into law. It details the special responsibilities with which DoD has been entrusted regarding environmental cleanup and correction of environmental damage. Following are DERP objectives, as stated in the law:

- identification, investigation, research and development, and cleanup of contamination from hazardous substances, pollutants, and contaminants
- correction of other environmental damage (such as detection and disposal of unexploded ordnance) that creates an imminent and substantial endangerment to the public health or welfare or to the environment
- demolition and removal of unsafe buildings and structures, including buildings and structures of the DoD, at sites formerly used by or under the jurisdiction of the Secretary of Defense

The Navy IRP primarily addresses DERP's first two objectives for sites on currently owned installations. DERP and the IRP are funded under a special appropriations account established by Congress to pay for DoD responses to hazardous waste sites. This account is called "DERA," which was also codified in SARA (§ 221) (10 U.S.C. § 2703). In 1991, MCAS Tustin was included on the Base Realignment and Closure (BRAC) list. Inclusion on this list made MCAS Tustin eligible for funding for environmental restoration of closing bases under the BRAC program.

CERCLA also mandated the President, through the U.S. EPA, to promulgate a regulation called the National Oil and Hazardous Substances Pollution Contingency Plan (NCP) (1990) (40 *Code of Federal Regulations* Part 300). The NCP provides the organizational structure and procedures used in preparing for and responding to discharges of oil and releases of hazardous substances, pollutants, and contaminants. The NCP also outlines actions required upon discovery and following notification of a release of a reportable quantity of a hazardous substance. The latest revisions to the NCP occurred in 1994 to reflect the oil spill provisions of the Oil Pollution Act of 1990.

The NCP provides for two general types of responses to hazardous substances releases or threatened releases: removal and remedial. Removal actions are short-term responses that address immediate and significant dangers to the public or the environment at any

Appendix A Regulatory Background and Requirements

hazardous waste site but are not necessarily final solutions. Remedial actions are final control or cleanup solutions that provide a permanent remedy for a contaminated site. The Marine Corps and Navy perform removal and remedial actions through the IRP. The Navy/Marine Corps Installation Restoration Manual provides program policy, guidance, and information for those who are responsible for its implementation.

In October 1992, the Community Environmental Response Facilitation Act (CERFA) was enacted. Under CERFA, DoD will prepare an Environmental Baseline Survey to Transfer that identifies uncontaminated parcels of real property to be transferred and made available to the public.

While CERCLA was enacted to address problems caused by past hazardous management practices, the management of ongoing solid and hazardous waste operations was addressed by the passage of RCRA (42 U.S.C. § 6901) as amended by the Hazardous and Solid Waste Amendments of 1984 (PL-98-616) 6001, 3008(h) and 3004(u) and (v). RCRA provides for "cradle-to-grave" (beginning to end) tracking of hazardous material, and it includes record keeping on generation, transportation, storage, and disposal of those materials. States and territories administer RCRA after the U.S. EPA approves their program.

The 1984 amendments greatly expanded authorities for requiring corrective action for releases of hazardous wastes and hazardous constituents at facilities that manage these types of materials. This corrective action authority is exercised in RCRA. Now it extends to a wide range of responses to all media from waste management activities. RCRA requires that corrective action be included as a permit condition for releases of hazardous waste at a treatment, storage, or disposal facility seeking or renewing a permit to address releases of hazardous wastes or constituents from any SWMU. Amendments to RCRA in 1986 enabled U.S. EPA to address environmental problems that could result from underground tanks storing petroleum and other hazardous substances.

The term SWMU includes any discernible waste management unit from which hazardous constituents may migrate, irrespective of whether the unit was intended for management of solid or hazardous wastes. Examples include landfills, waste piles, land treatment units, incinerators, abandoned petroleum underground storage tanks (USTs), USTs failing their initial leak detection tests, USTs leaking waste hydrocarbons (oils, fuels, solvents), container storage areas, and transfer stations.

Typically, RCRA facilities to which corrective action authority potentially applies include treatment, storage, or disposal facilities, regardless of whether they are continuing operations or closing. Corrective action or other response measures include containment, stabilization, or removal of the source of contamination; studies to assess the nature and health risks of contamination; identification and evaluation of the remedies; design and construction of the chosen remedy; implementation of the remedy; and monitoring to determine the effectiveness of the remedy.

STATE OF CALIFORNIA LAWS – HEALTH AND SAFETY CODE

California Health and Safety Code Section 25356.1 requires that a remedial action plan be prepared if California Environmental Protection Agency Department of Toxic Substances Control or Regional Water Quality Control Board determine that a removal or remedial action is required to respond to a release of a hazardous substance. The remedial action plan and the documents that form the basis of the plan are required to address the following:

- health and safety risks posed by the conditions at the site
- the effect of contamination or pollution levels on present, future, and probable beneficial uses of contaminated, polluted, or threatened resources
- the effect of alternative remedial action measures on the reasonable availability of groundwater resources for present, future, and probable beneficial uses
- site-specific characteristics, including the potential for off-site migration of hazardous substances, the surface or subsurface soil, and the hydrogeologic conditions as well as preexisting background contamination levels
- cost effectiveness of alternative remedial action measures
- the potential environmental impacts of alternative remedial action measures, including, but not limited to, land disposal of the untreated hazardous substance as opposed to treatment of the hazardous substance to remove or reduce its volume, toxicity, or mobility prior to disposal

The Navy includes a table listing each remedial action plan requirement and identifying what document (e.g., a particular section of the remedial investigation or feasibility study report) satisfies the requirement in an attachment to all record of decision/final remedial action plans for MCAS Tustin.

APPENDIX B

NAVY AND REGULATORY AGENCY CONTACTS

Appendix B
NAVY AND REGULATORY AGENCY CONTACTS

NAVY SOUTHWEST DIVISION

Mr. Jerry Dunaway, 06CM.JD
BRAC Environmental Coordinator
U.S. Navy Facilities Engineering Command
Southwest Division
1230 Columbia Street, Suite 800
San Diego, CA 92101-3571
(949) 726-5398
(619) 532-0975
dunawayjt@efdswnavfac.navy.mil

DeAnna Dunbar, 06CC.DD
Remedial Project Manager
U.S. Navy Facilities Engineering Command
Southwest Division
1230 Columbia Street, Suite 800
San Diego, CA 92101-3517
(619) 532-0794
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Mr. Lee Saunders, 00PAE
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U.S. Navy Facilities Engineering Command
Southwest Division
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P.O. Box 51718
Irvine, CA 92619-1718
(949) 726-5398
fleschmm@efdswnavfac.navy.mil

Ms. Content Arnold, 06CC.CA
Lead Remedial Project Manager
U.S. Navy Facilities Engineering Command
Southwest Division
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(619) 532-0790
arnoldcp@efdswnavfac.navy.mil

CAL/EPA DTSC

Mr. Anantaramam Peddada
Office of Military Facilities
Cal/EPA, Department of Toxic Substances
Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5418
apeddada@dtsc.ca.gov

Ms. Kim Foreman
Public Participation Specialist
Cal/EPA, Department of Toxic Substances
Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5324
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Jennifer Rich
Office of Military Facilities
Cal/EPA, Department of Toxic Substances
Control
5796 Corporate Avenue
Cypress, CA 90630
(714) 484-5415
jrich@dtsc.ca.gov

CAL/EPA RWQCB

Ms. Patricia Hannon
Santa Ana Regional Water Quality Control
Board
3737 Main Street, Suite 500
Riverside, CA 92501-3339
(909) 782-4498
phannon@rb8.swrcb

Appendix B Navy and Regulatory Agency Contacts

U.S. EPA

Mr. James Ricks
Remedial Project Manager
U.S. Environmental Protection Agency
75 Hawthorne Street (SFD-H-8)
San Francisco, CA 94105
(415) 972-3023
ricks.james@epa.gov

Ms. Viola Cooper
Community Involvement Coordinator
U.S. Environmental Protection Agency
75 Hawthorne Street (SFD-3)
San Francisco, CA 94105
(415) 972-3243
cooper.viola@epa.gov

TOSC REPRESENTATIVE

Dr. Ken Williams
Technical Outreach Services for
Communities
W. Region Hazardous Substances Research
Center
Apperson Hall 202
Corvallis, OR 97331-2302
(kenneth.williamson@orst.edu)

APPENDIX C

COMMUNITY SURVEYS AND INTERVIEWS

Appendix C

COMMUNITY SURVEYS AND INTERVIEWS

PART I COMMUNITY INTERVIEW QUESTIONS AND SUMMARY OF RESPONSES

Seven surveys were received from interested community members. Follow-up interviews were conducted with four survey respondents.

The interviews were carried out in a general discussion format, although the discussion was generated from a series of environmental and communication-oriented questions. The questions for both the survey and the follow-up interviews appear below in bold type. The summarized responses received are listed below each question.

Survey Responses (Seven Respondents)

1. **How long have you lived/worked or been a business owner in Tustin or the surrounding communities?**
 - residents: from 8 to 47 years
 - business, agency, and organization representatives at work in the area: 13 years
2. **Have you been personally involved with environmental issues at Marine Corps Air Station (MCAS) Tustin in any way (i.e., attending Restoration Advisory Board [RAB] meetings or providing comments during a public review period)?**
 - All respondents have participated in RAB meetings, the majority on a regular basis since 1994 or 1995.
 - If yes, please explain how you have been involved.
 - Majority indicated that they are RAB members.
 - One respondent represents the Orange County Water District, the regional groundwater management agency that includes MCAS Tustin.
3. **Please list or briefly explain concerns you may have regarding the environmental restoration program or cleanup activities at MCAS Tustin.**
 - proper cleanup – removal of volatile chemicals
 - base reuse – community development (several respondents)
 - cleanup being complementary to reuse decisions
 - effect of cleanup on storm channel water quality
 - that checks and balances exist and that one agency is aware of the other's efforts and the impact of those efforts
 - long-term maintenance, oversight, and budget after property is conveyed (two respondents)
 - effective monitoring and remediation of groundwater contamination

Appendix C Community Surveys and Interviews

- perceived public apathy
 - exotic, yet untested-for contaminant “surprises” similar to methyl tert-butyl ether (MTBE) and 1,2,3-trichloropropane (1,2,3-TCP) that are not yet on United States Environmental Protection Agency (U.S. EPA) or California Environmental Protection Agency (Cal/EPA) list for testing
 - concern with the city of Tustin not being satisfied with many actions that the DON has taken
4. **Are you getting the information you need regarding the environmental restoration program or cleanup activities at MCAS Tustin? In what ways can we improve our communication efforts?**
- Majority of respondents indicated that yes, they do receive the information they need from RAB meetings.
 - They receive the information they need from RAB meetings, subcommittee meetings, and from site visits
 - One respondent indicated that information needed was received, and requested copies of groundwater characterization, monitoring, and remediation reports.

Interview Responses (Four Respondents)

1. **About how long have you been aware of the Marine Corps/Navy’s Installation Restoration Program and environmental issues associated with MCAS Tustin?**
- Interviewees indicated between 7 and 9 years.
2. **How confident are you in the Marine Corps’ ability to clean up sites at MCAS Tustin?**
- Responses were as follows: utmost confidence, very confident, relatively confident, as confident as can be with the government
3. **Overall how would you rate the Marine Corps’ environmental restoration efforts at MCAS Tustin?**
- One interviewee indicated good, one indicated good to very good, one indicated very good, and one indicated excellent.
4. **Do you receive the following items in the mail – fact sheets, proposed plans, RAB meeting agenda and minutes?**
- All interviewees indicated that yes, they received all the above documents
5. **How useful has this information been for you?**
- All of these documents are very useful.
 - Fact sheets are excellent
 - Appreciates RAB minutes and agendas.

Appendix C Community Surveys and Interviews

- Fifty percent of knowledge about MCAS Tustin comes from these documents, 50 percent comes from attending the RAB meetings and asking questions.
- These documents are good for a person without a scientific background.
- These documents are good at addressing key concepts.
- RAB agendas are comprehensive and cover a whole range of concepts.
- Documents provide a good understanding of the issues.
- RAB meeting minutes are very detailed.
- These documents are thorough, and any questions are answered at the RAB meetings.

6. Do you have any suggestions for improvement?

- Continue to write documents with language that a layperson is able to understand with the use of a glossary.

7. Have you ever contacted a representative of the regulatory agencies regarding the environmental restoration at MCAS Tustin?

- One interviewee indicated yes, questions had been asked about some of the documents received.
- Three interviewees indicated that no, they had not contacted any of the regulatory agencies.

8. Are you aware of the regulator's role in the environmental cleanup process?

- All interviewees indicated that they are familiar with the regulator's role.
- Due to so many RAB meetings, can't help but become familiar with the regulators, but no need to focus more on their role.
- Regulators are good at introducing themselves and the work they do, but the RAB does not provide a lot of opportunity for interaction with the regulators.

9. MCAS Tustin RAB meetings are held at the city of Tustin's Clifton Miller Conference Center or at the nearby Senior Center. Are these locations suitable? Do you have any other suggestions of places to hold these meetings?

- All interviewees indicated that the meeting locations are suitable.
- The Clifton Miller Center has better parking; the Senior Center has a better atmosphere.
- Provide a place to hold the meetings on base once the base has been redeveloped.

10. How effective are the RAB and public meetings for receiving information on environmental restoration?

- Meetings are wide open for receiving information. The opportunity is there to seek further information and ask questions.

Appendix C Community Surveys and Interviews

- Meetings are very informative on the agenda items. However, the only item of general interest to the public is reuse.
- Meetings are very informative and provide the opportunity to discuss issues.
- Meetings are very effective for receiving information.
- Meetings provide very useful information.

11. How effective are the RAB and public meetings for providing input to the Navy/Marine Corps on environmental restoration?

- Meetings are extremely supportive for communication. The RAB can make comments, and the Marine Corps/Navy gets back to the RAB.
- Issues were brought to regulators' attention, and resolution of those issues was satisfactory and sometimes even changed opinions
- Meetings are very open. Opportunity is there for input and the BEC and Community Cochair are effective moderators. The wrap-up at the end of the meeting is very valuable.
- Navy and regulators are very receptive and responsive to public questions and comments.

12. What sources of information are the most important to you for receiving environmental restoration information that pertains to MCAS Tustin? Which are the least important? (a) newspaper articles; (b) newspaper public notice/announcements; (c) fact sheets; (d) Navy's environmental website; (e) bimonthly RAB meetings; (f) RAB meeting mailings; (g) Marine Corps-hosted public meetings/open houses.

- Bimonthly RAB meetings, public meetings, and newspaper public notices/announcements are the most important.
- RAB meeting mailings and RAB meetings are most important and appreciate the fact sheets.
- Bimonthly RAB meetings and subcommittee meetings are most important, but do not like the public notices.
- Documents the Navy distributes to the RAB are important.
- Fact sheets, bimonthly RAB meetings, RAB meeting mailings and site visits are all important.
- All of the above sources have an effect.
- All interviewees indicated that they had never accessed the Navy's environmental website.

13. What specific topics or types of information would you like to receive about the environmental activities at MCAS Tustin?

- documents on base problems, how they will be solved, and how that ties into reuse

Appendix C Community Surveys and Interviews

- interested in MTBE, 1,2,3-ICP, and lead contamination
 - groundwater characterization, remedial activities, and progress reports on groundwater monitoring
14. **Have you ever visited the administrative record file located at the base or the information repository located at the Main Library at UC Irvine to read and review environmental documents?**
- all interviewees indicated that they had never visited the administrative record or the information repository
 - have been involved in every project and every committee so already have enough information
 - receive documents in the mail
15. **What do you feel are the best things the Marine Corps is doing regarding environmental restoration at MCAS Tustin? What areas need improvement?**
- doing a fantastic job of cleanup of the contamination that has been identified over the years
 - providing long-term support for the restoration program
 - like the interim actions, the quick fixes to problems
 - doing a good job of constructing wells and delineating the plumes
16. **What do you feel are the best things the Marine Corps/Navy is doing regarding communication with the public at MCAS Tustin? What areas need improvement?**
- holding the RAB meetings
 - the RAB process is excellent
 - always asks the public what it wants to hear
17. **Do you have any other comments or recommendations?**
- the Navy and Navy contractors are outstanding and work well with the public and the city
 - like the community relations program; provides the public with the big picture
 - really appreciate having the RAB meeting at 6:30 or 7:00 p.m.
 - doesn't like how the regulators are put on the spot (especially at El Toro RAB meetings); appears that the regulators are not on top of things and are not providing substantive comments
 - would like an advertising campaign to attract new RAB members

PART II INDIVIDUALS SURVEYED AND INTERVIEWED FOR COMMUNITY RELATIONS PLAN

RAB Members

Ms. Mary Lynn Norby

Mr. Jerry Kirchgessner

Ms. Joyce Clarke

Mr. Fred Meier

Environmental Agencies

Mr. Roy Herndon

Orange County Water District

Anonymous Surveys

Two anonymous surveys were received by mail.

APPENDIX D

ADMINISTRATIVE RECORD, INFORMATION REPOSITORY, PUBLIC MEETING LOCATIONS, AND WEBSITE INFORMATION

Appendix D

ADMINISTRATIVE RECORD, INFORMATION REPOSITORY, PUBLIC MEETING LOCATIONS, AND WEBSITE INFORMATION

ADMINISTRATIVE RECORD

Southwest Division, Naval Facilities Engineering Command
1220 Pacific Highway
San Diego, CA 92132-5190
Ms. Diane Silva, 05GDS
(619) 532-0676

MCAS Tustin (contact Marge Flesch to arrange a time to review Administrative Record documents)

Contact: Marge Flesch, (949) 726-5398

INFORMATION REPOSITORY

Main Library – Government Publications Department
University of California, Irvine
Irvine, CA 92714

Contact: Yvonne Wilson, (949) 824-7362
or (949) 824-6836 for library hours

PUBLIC MEETING LOCATIONS

All public meetings, including Restoration Advisory Board meetings, pertaining to the MCAS Tustin Installation Restoration Program will be held in either Tustin or Irvine. The specific meeting location, however, is dependent on the number of people expected to attend, the location most convenient for those attending, and the availability of facilities.

City of Tustin (Primary)

Senior Center
200 South C Street
Seating Capacity: Multipurpose room (30–50 people)
Classroom 3 (30–40 people)

Multipurpose Room at City Hall
300 Centennial Way
Seating Capacity: Large (from 50–200 people)

Contact: Dana Ogdon, (714) 573-3116, DOgdon@tustinca.org

Appendix D Administrative Record, Information Repository,
Public Meeting Locations, and Website Information

City of Irvine (Backup)

Conference and Training Center

One Civic Center Plaza (at Harvard)

Seating Capacity: several rooms (30–80 people)

Contact: Debra Langford, Office of the City Manager, (949) 724-6023

WEBSITE

<http://www.efdswnavfac.navy.mil/Environmental/Tustin.htm>

APPENDIX E

**CONTACTS FOR TARGETED INVOLVEMENT
AND OUTREACH**

Appendix E

CONTACTS FOR TARGETED INVOLVEMENT AND OUTREACH

PART I – ORGANIZATIONS

Alliance for Survival* Ms. Marian Pack, Director (714) 547-6282	Hispanic Chamber of Commerce* Mr. Anthony Aguilar, President (714) 870-3257
National Issues Forum of Orange County* Ms. Harriet Walther (714) 832-6299	Tustin Chamber of Commerce Mr. Tom Brennan, Executive Manager (714) 544-5341
League of Women Voters of Orange Coast Area Ms. Evelyn Hintze, President (714) 647-7101	Irvine Chamber of Commerce Mr. Bill Culbertson, Chairman, Environmental Committee (949) 660-9112
League of California Cities Ms. Janet Huston, Executive Director (714) 972-0077	Orange County, Department of Education Ms. Cathy Boggs (714) 966-4232
California ReLeaf – Trust for Public Land* Ms. Genni Cross, Director of Urban Forestry (714) 557-2575	Tustin Unified School District Ms. Donna Burt, Emergency Response Coordinator (714) 730-7308
Orange County Chamber of Commerce and Industry* Mr. Ken Moore (714) 634-2900	Irvine Unified School District Corrine Laskot (949) 936-5000
Santa Ana Chamber of Commerce* Mr. Michael Metzler, Executive Director (714) 541-5353	Santa Ana Unified School District Facilities Planning and Construction (714) 480-5355
Los Amigos of Orange County Mr. Amin David (714) 758-8090	

* These contacts were identified for outreach efforts during the previous community relations updates. They are no longer included on the MCAS Tustin mailing list (requested to be deleted or left no forwarding address).

PART II – LOCAL MEDIA RESOURCES

The Daily Pilot
Steve Cahn, Managing Editor
330 W. Bay Street
Costa Mesa, CA 92627-2020
(949) 642-4321
(949) 646-4170 (Fax)

Los Angeles Times (Orange County Edition)
Dean P. Baquet, Managing Editor
145 S. Spring Street
Los Angeles, CA 90012
(800) 528-4637, ext. 75100
(213) 237-6183 (Fax)

Orange County Register
Tonnie Katz, Managing Editor
625 N. Grand Avenue
Santa Ana, CA 92701-4347
(714) 796-7000
(714) 796-6059 (Fax)

Irvine World News
Don Dennis, Editor
2006 McGaw
Irvine, CA 92714
(949) 222-6138
(949) 222-6132 (Fax)

Azteca News (Spanish language)
Fernando Velo, Editor
1615 N Broadway
Santa Ana, CA 92706
(714) 972-9912
(714) 973-8117 (Fax)

Tustin News
Jill Leach, Editor
649 S. B Street
Tustin, CA 92680-7799
(714) 224-0084
(714) 565-3657 (Fax)

Orange County Business Journal
Mike Lyster, Editor
2600 Michelson Drive, Suite 170
Irvine, CA 92612
(949) 833-8373
(949) 833-8751 (Fax)

Orange Coast Magazine
Anastasia Grenda, Managing Editor
3701 Birch Street
Newport Beach, CA 92660
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(949) 862-0133 (Fax)

Orange County Metro
Craig Reem, Editor
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U.S. Representative (R-48)
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APPENDIX F

MISSION STATEMENT FOR THE MCAS TUSTIN RAB

MCAF TUSTIN
Installation Restoration Program
Restoration Advisory Board Mission Statement

The Restoration Advisory Board (RAB) Mission Statement, herein referred to as "charter," is entered into by the following parties: Marine Corps Air Facility (MCAF) Tustin; U.S. Environmental Protection Agency (U.S. EPA), Region 9; California Environmental Protection Agency; and members of the MCAF Tustin Restoration Advisory Board (Community Cochair and general members).

I. Purpose and Function of the RAB

- a) The purpose of the RAB is to promote efficient and effective cleanup that results in the protection of human health and the environment and the timely conversion of MCAF Tustin. The RAB serves to increase community awareness by disseminating information about the Installation Restoration Program and to assure that opinions about the environmental restoration reflect the diverse interests of the community. The RAB functions in an advisory capacity to MCAF Tustin, U.S. EPA, and California EPA by conducting regular and thorough reviews of environmental restoration plans and compiling constructive comments from these reviews for submittal to MCAF Tustin.
- b) MCAF Tustin has developed a Community Relations Plan (CRP), which outlines the community involvement program. The RAB supplements the community involvement effort.

II. Basis and Authority for Charter

The basis and authority for this charter are contained in the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) of 1980, as amended by the Superfund Amendment and Reauthorization Act (SARA) of 1986, particularly Sections 120(a), 120(f), and 121(f), and 10 U.S.C. 2705, enacted by Section 211 of SARA, and 9 September 1993 Department of Defense policy letter entitled "Fast Track Cleanup at Closing Installations", and 27 September 1994 DoD & U.S. EPA RAB Implementation Guidelines.

III. Membership

- a) General membership may include individuals who reside within communities of, or belong to organizations that serve Orange County.

- b) Members shall serve without compensation; all expenses incident to travel and review inputs shall be borne by the respective members or their organizations.
- c) Members are expected to attend all RAB meetings. If a member fails to attend three consecutive meetings, the RAB Cochair may ask the member to resign. An absence may be excused by notifying one of the Cochairs in advance of the meeting or by sending an alternate to attend in one's place
- d) Members unable to continue to fully participate shall submit their resignations in writing to either of the RAB Cochairs. Resigning members may nominate new members to replace them.
- e) Members representing government agencies, community groups, citizens, and special interest groups may be nominated by the RAB. Open nominations can take place anytime. Nominations are approved by general membership at RAB meetings.

***** On 4/13/95 (general RAB meeting) a motion was made and passed to reopen the membership process to the community at this time rather than waiting for the biannual formal membership recruitment campaign.***

RAB General Members Responsibilities

- 1. Attend and participate in all RAB meetings.
- 2. As part of a subcommittee or individually, review, evaluate, and comment on technical documents and other material related to installation cleanup.
- 3. Report back to organized groups to which member belongs or represents and serve as a conduit for information flow to and from the community.

Document Review and Subcommittee Process

1. Document Distribution

A document review roster will be distributed at RAB meetings for members to sign when interested in receiving and reviewing a particular document. The roster will include a brief description of the document (purpose and content) to help RAB members determine their level of interest. These members will constitute the subcommittee for the document review process and will receive a complete copy of the document. All other RAB members will receive a copy of the document's Executive Summary and will be encouraged to read the document in the Information Repository if additional review is desired.

2. Comment Review & Discussion

Subcommittees, at their discretion, will organize review meetings and invite technical staff and regulatory agency representatives as necessary. The subcommittee is responsible for arranging the time, location, and issuing invitations.

3 *Comment Submittal*

Subcommittee members or any individual RAB member will provide written comments to the community Cochair. The subcommittee will provide copies of their comments to the general RAB at the general meetings.

4 *Distribution of Marine Corps/Navy Responses*

Written responses to RAB comments will be distributed to all subcommittee members. The Marine Corps/Navy will make every effort to respond to comments and distribute them prior to the next general RAB meeting.

5 *Presentation and Comments*

A standing agenda item will be included for all general RAB meetings to provide the Marine Corps/Navy with an opportunity to present and discuss responses to RAB comments.

Cochair Responsibilities

1. Assures that community issues and concerns related to the environmental restoration/cleanup program are brought to the table.
2. Assists the Marine Corps/Navy in assuring that technical information is communicated in understandable terms.
3. Coordinates the preparation and the distribution of an agenda before each RAB meeting.
4. Coordinates the recording, drafting, review, and distribution of meeting minutes (synopsis only) to the Information Repository/Administrative Record, all RAB members, and other interested parties.
5. Assists subcommittees in coordinating and establishing meeting times/locations.
6. Assures that the Marine Corps/Navy considers and responds to comment from the public through procedures established and announced by the RAB.
7. Assures that community members are given adequate time to present their concerns and comments.
8. Assures the advertisement of meetings.
9. Provides administrative support for the RAB.
10. Refers non-environmental restoration issues to appropriate Marine Corps/Navy officials for normal processing outside of the RAB.
11. Develops and publishes the process established for public review and comment.

12. Provides draft documents, and when necessary, summaries, and presentations to the RAB for review

IV. RAB Structure

- a) The RAB shall be cochaired by the MCAF Tustin (BRAC) Environmental Coordinator (BEC) and a community member. The BEC and Community Cochair shall preside jointly over the orderly administration of RAB business.
- b) The Community Cochair will be selected by a majority vote of the RAB members. The RAB membership is responsible for terminating a Cochair who is ineffective or detrimental to the progress of the RAB. Cochair removal is determined by majority vote of the RAB members present at the meeting during which removal is addressed.
- c) The RAB shall determine the frequency, time, and location of meetings.
- d) Agenda items will be compiled by the cochairs. Suggested topics should be given to the BEC or Community Cochair no later than two (2) weeks before the meeting. Base personnel shall be responsible for providing written notification to all RAB members of the upcoming agenda, date, time, and place of scheduled RAB meetings.
- e) The BEC shall be responsible for recording and disseminating meeting minutes. Also, the BEC shall collect a written list of attendees at each meeting which will be incorporated into meeting minutes.
- f) A copy of the RAB meeting minutes will be sent to all RAB members and will be available for public review in the information repository.
- g) RAB members will be asked to review and comment on various environmental restoration documents. RAB members should submit their written comments to the Community Cochair on the subject documents. The Community Cochair will consolidate comments from RAB members and provide them to the BEC. The BEC will assure that a written response is provided to RAB community members in a timely manner. DRAFT documents for RAB review and comment are not to be taken as official Marine Corps/Navy policy or information. (See *Document Review and Subcommittee Process*.)
- h) MCAF Tustin has established an information repository for all public documents relating to restoration activities at MCAF Tustin. The repository is located at the University of California, Irvine, Main Library, in the Government Publications Section, telephone 714-856-7362. The RAB Community Cochair will be provided one copy of all draft documents for review and/or dissemination.

V. Effective Date and Announcements

- a) The effective date of this charter shall be the date that the last signatory has signed this charter.
- b) The charter may be amended by a majority vote of the RAB members present.

VI. Termination

This charter will be terminated upon majority vote of the RAB membership.

VII. RAB Mission Statement Signatories

IN WITNESS THEREOF, we have signed this Mission Statement on this 12th day of March, 1998.

Desire Chandler
Desire Chandler, MCAS Tustin BRAC Environmental Coordinator (BEC) and RAB Cochair

Susan Reynolds
Susan Reynolds, RAB Community Cochair

Nicole Moutoux
Nicole Moutoux, U.S. Environmental Protection Agency Remedial Project Manager

Majed Ibrahim
Majed Ibrahim, Remedial Project Manager, Cal-EPA Department of Toxic Substances Control

Marsha Mingay
Marsha Mingay, Public Participation Specialist, Cal-EPA Department of Toxic Substances Control

Steven A. Speer Ph.D.
~~Robert Allen~~ Steven Speer, Ph.D.

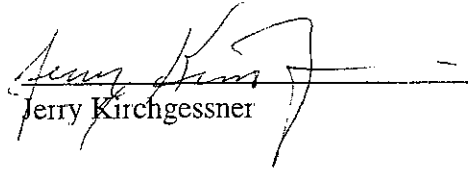
Christopher Crompton
Christopher Crompton

- - withdrawn - -
Steve Delgadillo

Amy Greyson
Amy Greyson

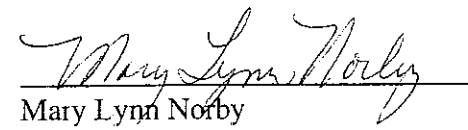
- - withdrawn - -

Angie Kardashian


Jerry Kirchgessner

- - withdrawn - -

Robert McVicker


Mary Lynn Norby

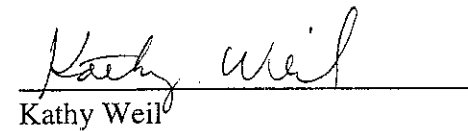

Capt. George Opra

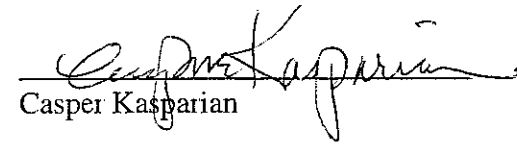
(Resigned September 1997)

Jon Schlemmer

- - withdrawn - -

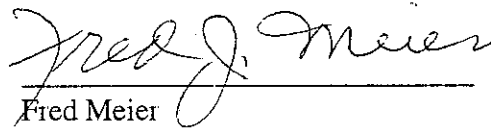
Satori Tamaribuchi

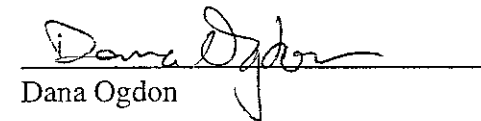

Kathy Weil


Casper Kasparian

- - withdrawn - -

LaVerne Laskey

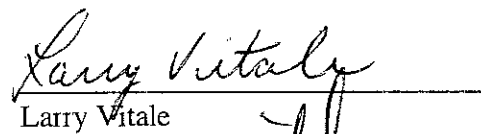

Fred Meier



Dana Ogdon


Jack Pacetti

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Nicholas Smith


Larry Vitale


Don Zweifel

APPENDIX G

DTSC MANDATORY MAILING LIST

Appendix G DTSC MANDATORY MAILING LIST

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